

## Central Mountain Balance

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**Overview** Central Mountain Balance includes the unrepresented area of the Central Mountain subregion. There are no commercial or industrial lands within the Central Mountain Balance.

**Key Issues** There are no outstanding issues related to commercial and industrial lands.

**Planning Group Direction** There is no Planning or Sponsor Group representation for this area.

**Additional Staff Analysis/ Recommendations** There are no commercial, office or industrial land uses proposed for this area.

**Planning Commission Recommendations** The Planning Commission concurs with staff's recommendation.

**ERA Needs Analysis**  
(all numbers in gross acres)

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	0	0	--	0	--
Industrial <sup>1</sup>	5	19	14	2	(3)
Office <sup>1</sup>	2	8	6	5	3

<sup>1</sup>Industrial and Office numbers are for the entire Central Mountain subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

## Cuyamaca

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**Overview** The Cuyamaca planning area has one commercial property, which the Sponsor Group wishes to recognize on the land use map.

**Key Issues** There are no issues related to commercial and industrial lands.

**Sponsor Group Direction** The Sponsor Group has recommended no changes to existing commercial land uses.

**Additional Staff Analysis/ Recommendations** Staff supports Sponsor Group direction.

**Planning Commission Recommendations** The Planning Commission concurs with Staff's recommendation.

**ERA Needs Analysis**  
(all numbers in gross acres)

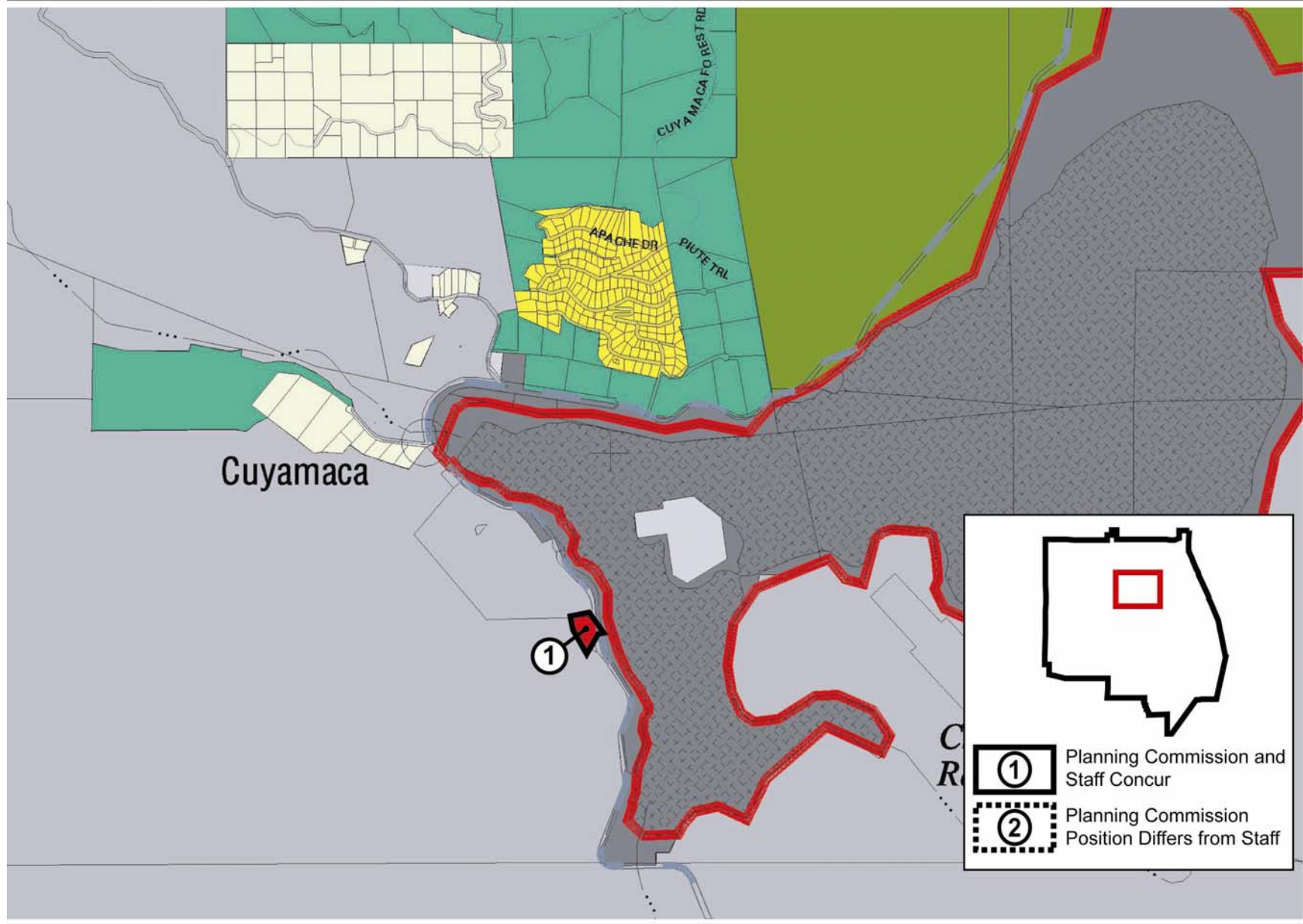
	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	2	0	(2)	2	--
Industrial <sup>1</sup>	5	19	14	2	(3)
Office <sup>1</sup>	2	8	6	5	3

<sup>1</sup>Industrial and Office numbers are for the entire Central Mountain subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

**Cuyamaca (portion of)**



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff/ Planning Commission	CPG/CSG	Owner(s)		
1	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	No formal recommendation submitted	No recommendation submitted	<p><i>Total Area:</i> 1.73 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (23) State Parks and National Forest</p>	<ul style="list-style-type: none"> <li>Historically established commercial use</li> <li>Located with direct access to a major road (State Route 79)</li> <li>Past use (restaurant) was burnt down in October 2003 wildfires. A similar type of use is compatible with surrounding community character</li> <li>Community Sponsor Group wishes to retain small-scale commercial uses on property</li> </ul>

## Descanso

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**Overview**

Commercial nodes are concentrated within the existing country town at Descanso Junction and at two other areas along Riverside Drive. Many of these commercial uses have changed from a General Commercial to a Rural Commercial designation to reflect the character of the area. Outside of the country town and within the Cleveland National Forest there exist other commercial properties affected by the Forest Conservation Initiative. These properties shall not be given a Rural Commercial designation, but instead will be given a designation that reflects the Forest Conservation Initiative overlay minimum density of 1dwelling unit per 40 acres.

**Key Issues**

Ability for future development to expand is constrained by the Forest Conservation Initiative overlay.

**Planning Group Direction**

- Designate existing commercial use as Rural Commercial
- Reserves the right to address all commercial property under Board Policy I, page 20 of 23, Section 5 “new information” once zoning is established

**Additional Staff Analysis/  
Recommendations**

Except for one request, staff supports Planning Group direction. Staff will continue to work with the Descanso Community Planning Group on applying a suitable zone that will recognize existing commercial uses located within the boundaries of the Forest Conservation Initiative.

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff’s recommendations.

**ERA Needs Analysis**  
*(all numbers in gross acres)*

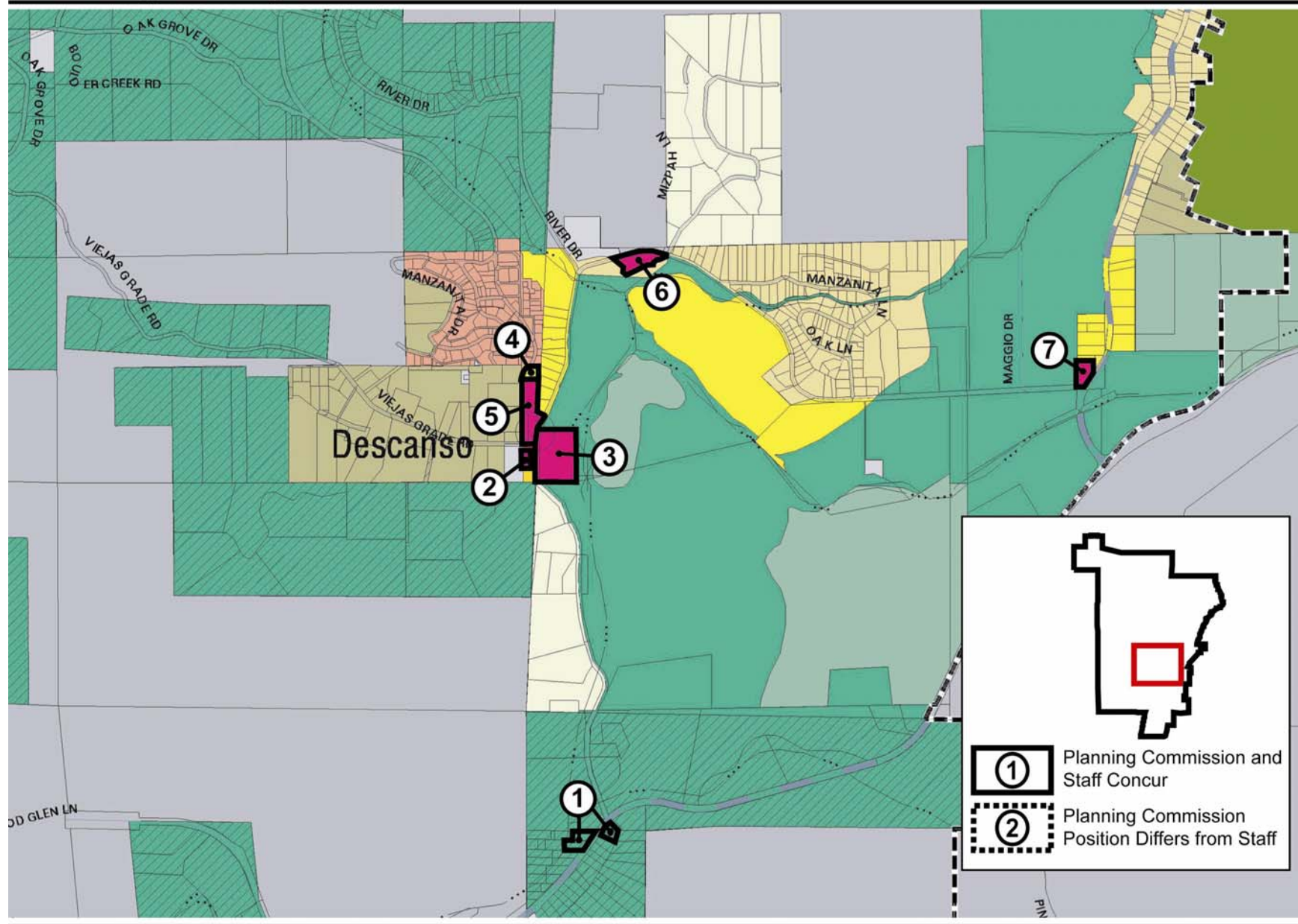
	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	6	5	(1)	14	8
Industrial <sup>1</sup>	5	19	14	2	(3)
Office <sup>1</sup>	2	8	6	5	3

<sup>1</sup>Industrial and Office numbers are for the entire Central Mountain subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

## Descanso (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><b><u>Staff</u></b> (RL-40) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Elliott)</b>	<p><i>Total Area:</i> Approx. 2 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (23) Forest and State Parks (within Forest Conservation Initiative)</p>	<ul style="list-style-type: none"> <li>Historically established commercial uses</li> <li>Located with direct access to a major road (SR79)</li> <li>Existing uses are compatible with surrounding community character</li> <li>Rural Lands designation is consistent with Forest Conservation Initiative (40 acre lot size)</li> <li>Staff proposes a zone be applied to reflect existing commercial uses</li> <li>Planning Commission: Continue to work on FCI and commercial properties</li> </ul>
2	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Dale)</b>	<p><i>Total Area:</i> Approx. 1 acre</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>Elimination of Service Commercial designation necessitated change</li> <li>Located in commercial core of community</li> <li>Rural Commercial is consistent with character of the community</li> <li>Site is located in proximity to other commercial uses (post office, convenience store, gas station) which are rural in nature</li> <li>Support Planning Group recommendation</li> </ul>



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Merigan)</b>	<i>Total Area:</i> Approx. 12.18 acres  <i>Current Use:</i> Small scale plant nursery  <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> <li>Three (3) acres of total site is currently being used as commercial</li> <li>Site is located in proximity to other commercial uses (post office, convenience store, gas station) which are rural in nature</li> <li>Site fronts a main road (Riverside Dr.)</li> <li>Support Planning Group recommendation</li> <li>Recognize existing use</li> </ul>
4	<b><u>Staff</u></b> (SR-1) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-1) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> Approx. 1 acre  <i>Current Use:</i> Residential  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>Existing residential use</li> <li>GIS mapping error shows general plan designation as commercial</li> <li>Residential density is consistent with surrounding land use designations</li> <li>Support Planning Group recommendation</li> </ul>
5	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 2.02 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>Existing small-scale commercial uses (post office, convenience store, gas station)</li> <li>Scale is consistent with community character</li> <li>Commercial core of community</li> <li>Support Planning Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
6	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Merigan)</b>	<p><i>Total Area:</i> 5 acres</p> <p><i>Current Use:</i> Various Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>Recognize existing uses. This area is known as Red Barns and includes a Tack and Feed shop, Descanso Water District office</li> <li>Located on a main thoroughfare (Riverside Dr.)</li> <li>Compatible in scale with community character</li> <li>Support Planning Group recommendation</li> </ul>
7	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 0.73 acres</p> <p><i>Current Use:</i> Small market selling fresh produce/goods</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>Recognize existing use—Raintree Market</li> <li>Located at the junction of SR79 and Riverside Drive</li> <li>Support Planning Group recommendation</li> </ul>

## Pine Valley

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**Overview**

The Pine Valley Planning area contains three communities: Pine Valley, Guatay and Mount Laguna. Only the commercial development in Pine Valley and Guatay are subject to change. These commercial uses, concentrated along Old Highway 80, are small in scale and reflect the area's rural character. In order to protect the existing character and the uses, most commercial were re-designated as Rural Commercial.

**Key Issues**

Nonconforming residential use on commercially designated land.

**Planning Group Direction**

The Planning Group has recommended that for all commercial changes, the designation of Rural Commercial should be applied, however they reserve the right to revisit the designation and apply specific zoning for each individual property when zoning information becomes available.

**Additional Staff Analysis/  
Recommendations**

Except for two requests, staff supports Planning Group direction.

- Property with a current code violation has now been resolved, however, an industrial designation is not appropriate in this location
- Designate a nonconforming residential request to Rural Commercial. This designation will allow residential use and will lift nonconforming status of the property

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

**ERA Needs Analysis**  
*(all numbers in gross acres)*

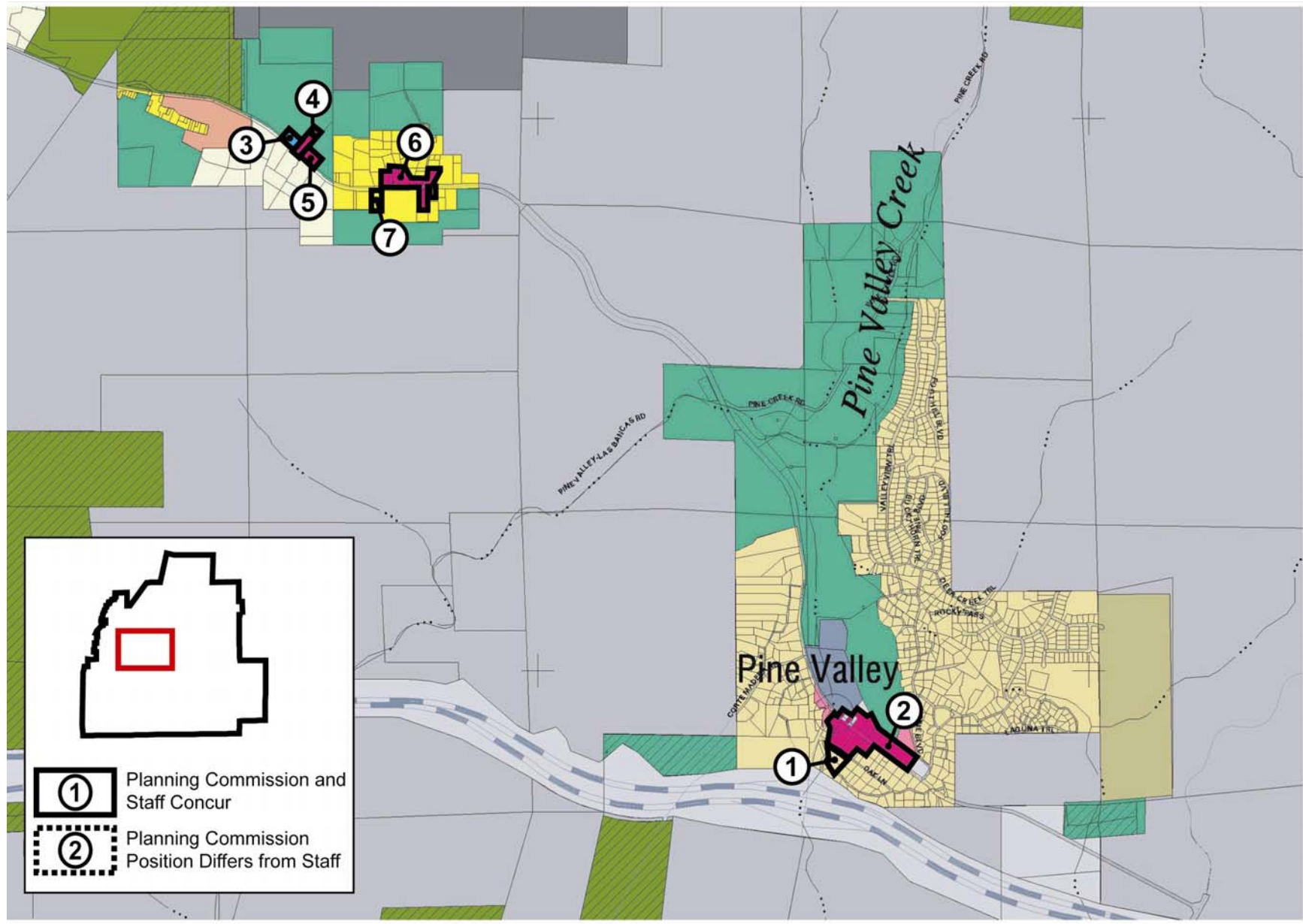
	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	8	19	11	29	21
Industrial <sup>1</sup>	5	19	14	2	(3)
Office <sup>1</sup>	2	8	6	5	3

<sup>1</sup>Industrial and Office numbers are for the entire Central Mountain subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

### Pine Valley (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<b><u>Staff</u></b> (VR 2) Village Residential  <b><u>Planning Commission</u></b> Concur with staff	(VR 2) Village Residential	Residential designation <b>(various)</b>	<i>Total Area:</i> Approx. 4 acres  <i>Current Use:</i> Residential  <i>Existing GP:</i> (11) Office Professional	<ul style="list-style-type: none"> <li>• Three properties located behind commercial properties. In proximity to Old Hwy 80</li> <li>• During last update, CPG had felt a commercial use might be appropriate in the future. None was ever built and site has always been residential</li> <li>• Located within existing country town boundaries</li> <li>• No formal request, however property owners have indicated to group that they are comfortable with a residential designation</li> <li>• Support Planning Group recommendation</li> </ul>
2	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 15.85 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Recognize existing uses</li> <li>• Compact area of historically established commercial development</li> <li>• Access from main road (Old Hwy 80)</li> <li>• Existing uses are compatible with community's rural character</li> <li>• Support Planning Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<p><b><u>Staff</u></b> (I-2) Medium Impact Industrial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial <b>(Thing)</b>	<p><i>Total Area:</i> 1.33 acres</p> <p><i>Current Use:</i> Water well drilling equipment storage</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Service Commercial designation is being eliminated. Recognize existing uses</li> <li>• Direct access to a main road (Old Hwy 80)</li> <li>• Located away from core area of rural type commercial development in Guatay</li> <li>• Outdoor heavy construction equipment storage is primary use</li> <li>• Adjacent to low densities</li> <li>• No other location within Central Mountain sub-region where owner could relocate operation</li> <li>• Support Planning Group recommendation</li> </ul>
4	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	Residential designation	Residential designation <b>(Ward)</b>	<p><i>Total Area:</i> 1.95 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Service Commercial designation is being eliminated.</li> <li>• Wants to continue current use, and add another residential use on property. Commercial designation applied during previous update, making current residential use nonconforming</li> <li>• Past used as a County Road Service Yard</li> <li>• Tier 1 habitat sensitivity constrains majority of the properties</li> <li>• Recognize existing residential use</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
5	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	Maintain existing uses	No recommendation submitted	<i>Total Area:</i> 7.15 acres  <i>Current Use:</i> Residential  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Service Commercial designation is being eliminated.</li> <li>• Recognize existing commercial designation</li> <li>• Direct access to a main road (Old Hwy 80)</li> <li>• Located within existing country town boundaries</li> </ul>
6	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 6.85  <i>Current Use:</i> Various Commercial  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Elimination of the Service Commercial designation necessitated changes made</li> <li>• Rural designation is consistent with the character of the community</li> <li>• Existing uses are recognized</li> <li>• Support Planning Group recommendation</li> </ul>
7	<b><u>Staff</u></b> (SR-1) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial <b>(Raybould)</b>	<i>Total Area:</i> 1.4 acres  <i>Current Use:</i> Vacant  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>• Medium Impact designation not appropriate considering adjacent residential property (Pine Valley Trailer Park to east)</li> <li>• Entire parcel has Tier 1 Biological Habitat</li> <li>• Zoning violations resolved after Feb 25, 2005 PC hearing and property continues existing Residential status</li> <li>• Desired heavy uses are not consistent with proposed neighboring Rural Commercial designation</li> </ul>



## Desert/Borrego Springs

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### Overview

The Subregion is home to the Anza Borrego Desert State Park as well as a variety of resorts. Because the community's economy relies heavily on tourism, the recommended amount of commercial land far exceeds the demand of local residents, and is reflected in staff's recommendations. In addition, over 600 acres of land is designated commercial in the existing General Plan for this Subregion. Staff strives to retain existing commercial or industrial designations unless they significantly conflict with surrounding land uses or with community planning goals and preferences. Therefore, while realizing that there is a great deal of land proposed for commercial designation, most of it is based on previously designated land. The current and proposed acreage of industrial land exceeds the projected need. Additional industrial land does not aid the goal of the community to be a tourist destination.

### Key Issues

- Surrounded by the Anza Borrego Desert State Park
- The Subregion's economy relies heavily on tourism. Therefore, the amount of commercial land far exceeds the local demand
- Borrego Springs has existing nodes of commercial designated land in addition to the village area. Each node has a variety of commercial uses

### Sponsor Group Direction

- Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center
- Retain the Christmas Circle area as the principal General Commercial center of the valley
- Concentrate secondary commercial development to a limited number of nodes
- Rural Commercial applied to appropriate specified locations
- Except for existing uses, industrial uses shall be limited to (I-1) Limited Impact Industrial
- Locate industrial uses where there is limited impact on planned residential areas and within the existing sewer service area

**Additional Staff Analysis/  
Recommendations**

Staff supports all Sponsor Group direction and recommendations.

The County Airports division has recommended industrial designations remain at the western end of the Borrego Valley Airport for safety reasons. Limited and Medium Impact Industrial designations are recommended for the area previously designated Service Commercial. Rural Commercial is recommended for most of the area previously designated Visitor Serving Commercial. Removing commercial designations on the properties adjacent to the airport's southern boundary is recommended.

The resort type of commercial that is desired in this area requires large parcels. Most of the land stays undeveloped to create the desert resort atmosphere. The result is a low intensity of commercial development.

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

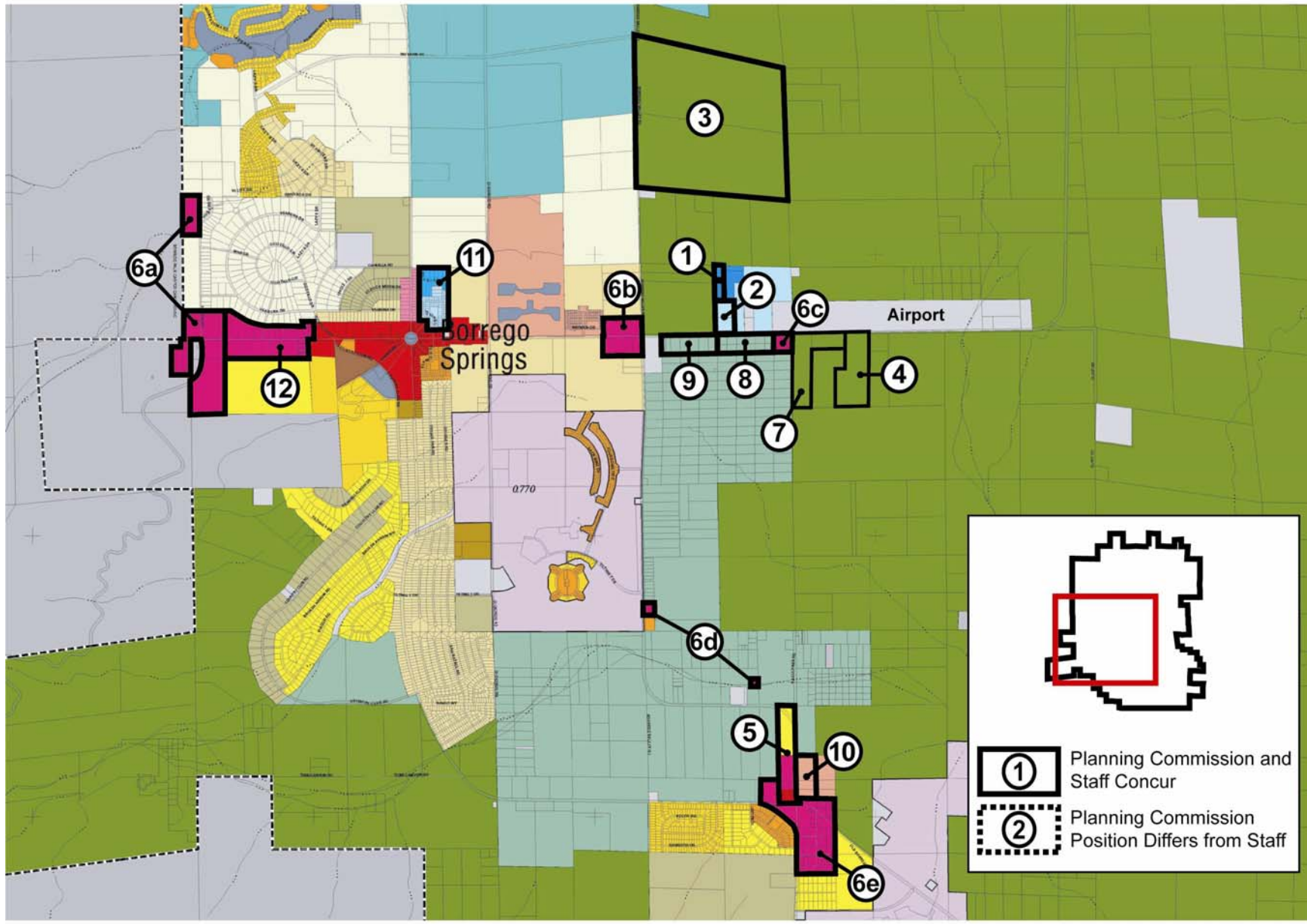
**ERA Needs Analysis**  
(all numbers in gross acres)

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	50	581	531	724	674
Industrial	55	222	167	171	116
Office	29	57	28	27	(2)

*Note: All numbers are rounded to the nearest whole number.*

*Source: Economics Research Associates, County of San Diego*

## Desert/Borrego Springs (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<b><u>Staff</u></b> (I-3) High Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(I-3) High Impact Industrial to expand existing ready mix plant	(I-3) High Impact Industrial to expand existing ready mix plant <b>(Rodriguez)</b>	<i>Total Area:</i> 10 acres  <i>Current Use:</i> Sand storage  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>• Large sites able to accommodate industrial uses</li> <li>• Same property owner has adjacent cement plant and purchased the parcel with the intentions of expanding the existing plant</li> <li>• Adjacent to property proposed for industrial and Rural Lands</li> <li>• Within area recommended for an industrial designation by County Airports Division</li> <li>• Use fits a community need</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>
2	<b><u>Staff</u></b> (I-1) Limited Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial for research and development facility <b>(Seifker)</b>	<i>Total Area:</i> 18 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>• Large sites able to accommodate industrial uses intended for research and development facility</li> <li>• Adjacent to land proposed at Limited and High-Impact Industrial and Rural Lands designated property</li> <li>• Within the area recommended for an industrial designation by County Airports division</li> <li>• Frontage on Palm Canyon Drive</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
3	<p><b><u>Staff</u></b> (RL-80) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(RL-80) Rural Lands	(I-1) Limited Impact Industrial for campus park style of industrial at the end of a potential future airport runway <b>(Sandin-Moran-Waipio Terrace Joint Venture represented by Tong)</b>	<p><i>Total Area:</i> 620 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Incompatible with community character</li> <li>• Sponsor Group draft policies do not support the requested use in this area</li> <li>• Inconsistent with projected need for industrial lands</li> <li>• Not supported by infrastructure—nearest sewer and water lines are approximately 1 mile from the closest portion of the requested area</li> <li>• May include significant environmental constraints—Tier 1 Habitat (Mesquite Bosque) and Tier 2 Habitat (Desert Saltbush Scrub)</li> <li>• Staff supports the Sponsor Group recommendation</li> <li>• Note: Semi-Rural request made during residential land use review process. Property designated at 1 du/80 acres on the Residential Baseline map and 1 du/40 acres on the Board Alternative map. The request for industrial land came after the Board gave their direction.</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
4	<b><u>Staff</u></b> (RL-80) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(RL-80) Rural Lands Utilize use permit process to achieve requested use	A designation that allows for a 130-space RV park <b>(Gottlieb)</b>	<i>Total Area:</i> 60 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Use permit process to achieve requested use. Requestor has agreed to use this process.</li> <li>• Compatible with community character</li> <li>• Proposed use is compatible, but additional study (more specific than the General Plan level) is warranted</li> <li>• May include significant environmental constraints—Tier 1 habitat (Mesquite Bosque-Borrogo Sink) exists on the southern and eastern portion of the parcel</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>
5	<b><u>Staff</u></b> (SR-1) Semi-Rural Residential  (C-1) General Commercial  (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(SR-1) Semi-Rural Residential  (C-1) General Commercial  (C-4) Rural Commercial	Mix of uses - General store, motel, service station, town square, live/work lofts, single-family and multi-family residential <b>(Steele)</b>	<i>Total Area:</i> 41 acres  <i>Current Use:</i> Mostly undeveloped, defunct service station and tow yard  <i>Existing GP:</i> (4) Residential (13) General Commercial (14) Service Commercial	<ul style="list-style-type: none"> <li>• Compatible with community character and surrounding land uses</li> <li>• Across the street from existing tourist destination (La Casa Del Zoro)</li> <li>• At the corner of two county highways (Borrogo Springs Road and Yaqui Pass Road)</li> <li>• Direct access to water and sewer lines</li> <li>• Requestor agrees with proposed designations</li> <li>• Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2003</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
6 a-e	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><b>Total Area:</b> 207 acres (in five separate areas of the community)</p> <p><b>Current Use:</b> Various (visitor serving, mechanic shop, nursery and undeveloped)</p> <p><b>Existing GP:</b> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> <li>• Elimination of the Visitor Serving Commercial designation necessitated change</li> <li>• The visitor serving (and other) uses can be accommodated within the Rural Commercial designation</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>
7	<p><b><u>Staff</u></b> (RL-80) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(RL-80) Rural Lands	No recommendation submitted	<p><b>Total Area:</b> 48 acres</p> <p><b>Current Use:</b> Undeveloped</p> <p><b>Existing GP:</b> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> <li>• Approximately 12 acres is zoned commercial and the remainder is zoned residential</li> <li>• Commercial uses in this area are not supported by the proposed Community Plan text</li> <li>• Elimination of the Visitor Serving Commercial designation necessitated change</li> <li>• Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since 2002</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
8	<b><u>Staff</u></b> (SR-10) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-10) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> 28 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>Inconsistent with projected need for industrial lands</li> <li>Staff supports the Sponsor Group recommendation</li> </ul>
9	<b><u>Staff</u></b> (SR-10) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-10) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> 27 acres  <i>Current Use:</i> 6 undeveloped parcels + 1 parcel includes a landscaping business  <i>Existing GP:</i> (11) Office Professional	<ul style="list-style-type: none"> <li>Commercial uses in this area are not supported by the proposed Community Plan text</li> <li>Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2000</li> <li>Staff supports the Sponsor Group recommendation</li> </ul>
10	<b><u>Staff</u></b> (VR-4.3) Village Residential  <b><u>Planning Commission</u></b> Concur with staff	(VR-4.3) Village Residential	(VR-4.3) Village Residential <b>(Bemis)</b>	<i>Total Area:</i> 23 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (13) General Commercial	Note: This area was re-designated via the residential property referral process.  <ul style="list-style-type: none"> <li>Staff supports the Sponsor Group recommendation</li> </ul>



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
11	<p><b><u>Staff</u></b> (I-1) Limited Impact Industrial</p> <p>(I-2) Medium Impact Industrial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	<p>(I-1) Limited Impact Industrial</p> <p>(I-2) Medium Impact Industrial</p>	No recommendation submitted	<p><i>Total Area:</i> 87 acres</p> <p><i>Current Use:</i> Various (commercial, industrial and residential)</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Elimination of the Service Commercial designation necessitated a change</li> <li>• Staff supports the Sponsor Group recommendation</li> <li>• Consistent with predominant uses</li> </ul>
12	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 80 acres</p> <p><i>Current Use:</i> Various (visitor serving, mobile home and undeveloped)</p> <p><i>Existing GP:</i> (6) Residential (7) Residential</p>	<ul style="list-style-type: none"> <li>• Commercial uses in this area are supported by the proposed Community Plan text</li> <li>• Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2000</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

## Julian

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**Overview**

Julian's commercial and industrial uses occur almost entirely within the historic district or the small community of Wynola. Since the community's economy relies heavily on tourism, the recommended amount of commercial land far exceeds the demand of the local residents. Staff and the Julian Community Planning Group agree on all changes made in this area.

**Key Issues**

- The Community's economy relies heavily on tourism. Therefore the recommended amount of commercial land far exceeds the demand of the local residents.
- No commercial or industrial requests have been submitted to GP2020 staff in this community.

**Planning Group Direction**

- Change all of the commercial designated land in the Wynola area to Rural Commercial
- Preserve mixed-use residential/commercial zoning within the Historic District
- Evaluate existing commercial uses located outside of the areas recommended for commercial designations while updating zoning in this community
- Change the industrial designated area to Medium Impact Industrial

**Additional Staff Analysis/  
Recommendations**

Staff supports all Planning Group direction and recommendations.

**Planning Commission**

The Planning Commission concurs with staff's recommendations.

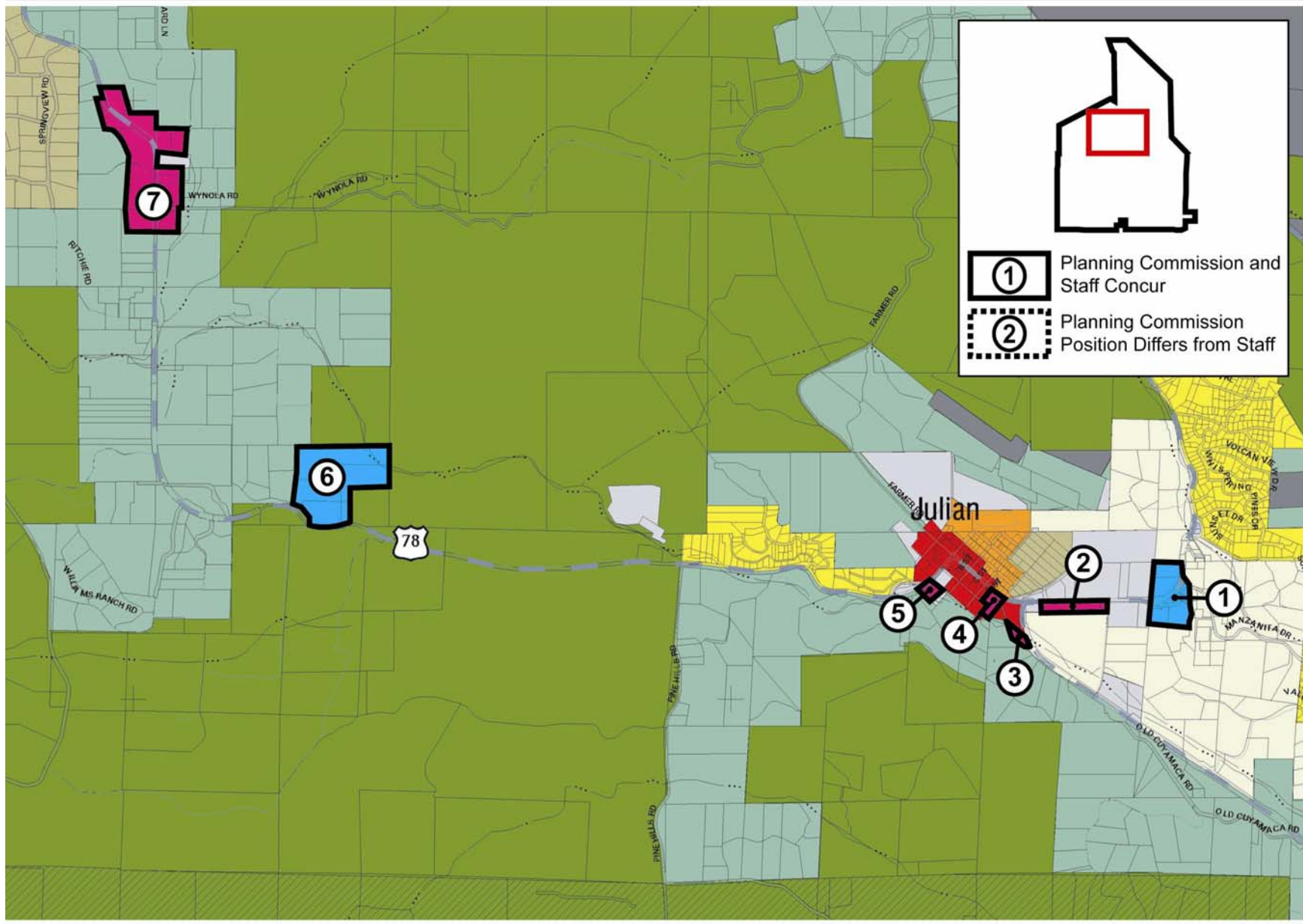
**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	14	79	65	85	71
Industrial	10	51	41	52	42
Office	4	0	(4)	0	(4)

*Note: All numbers are rounded to the nearest whole number.*

*Source: Economics Research Associates, County of San Diego*

## Julian (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<b><u>Staff</u></b> (I-2) Medium Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(I-2) Medium Impact Industrial	No recommendation submitted	<i>Total Area:</i> Approx. 15 acres  <i>Current Use:</i> Various (includes heavy equipment storage)  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>Recognizes existing uses</li> <li>Frontage on Hwy 78</li> <li>Elimination of the Service Commercial designation necessitated a change</li> <li>Within existing country town (Historic District)</li> <li>Staff supports the Planning Group recommendation</li> </ul>
2	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 4 acres  <i>Current Use:</i> Various (commercial, orchard and undeveloped)  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Compatible with community character and surrounding land uses</li> <li>Recognizes existing uses</li> <li>Frontage on Hwy 78</li> <li>Within existing country town (Historic District)</li> <li>Staff supports the Planning Group recommendation</li> </ul>
3	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 1.1 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Compatible with community character and surrounding land uses</li> <li>Adjacent to other commercial and recognizes existing uses</li> <li>Frontage on Hwy 79</li> <li>Within existing country town (Historic District)</li> <li>Staff supports the Planning Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
4	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 1.6 acres  <i>Current Use:</i> Various (includes service station)  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Compatible with community character and surrounding land uses</li> <li>• Adjacent to other commercial</li> <li>• Recognizes existing uses</li> <li>• Frontage on Hwy 78</li> <li>• Elimination of the Service Commercial designation necessitated a change</li> <li>• Within existing country town (Historic District)</li> <li>• Staff supports the Planning Group recommendation</li> </ul>
5	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 1.8 acres  <i>Current Use:</i> Various (includes veterinary and restaurant)  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Compatible with community character and surrounding land uses</li> <li>• Adjacent to other commercial</li> <li>• Recognizes existing uses</li> <li>• Frontage on Hwy 78</li> <li>• Within existing country town (Historic District)</li> <li>• Staff supports the Planning Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
6	<b><u>Staff</u></b> (I-2) Medium Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(I-2) Medium Impact Industrial	No recommendation submitted	<i>Total Area:</i> Approx. 37 acres  <i>Current Use:</i> Various  <i>Existing GP:</i> (16) General Impact Industrial (19) Intensive Agriculture	<ul style="list-style-type: none"> <li>• Recognizes existing mix of uses</li> <li>• Frontage on Hwy 78</li> <li>• Visually buffered from other uses</li> <li>• Staff supports the Planning Group recommendation</li> </ul>
7	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 39 acres  <i>Current Use:</i> Various commercial uses and undeveloped  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Compatible with community character and surrounding land uses</li> <li>• Recognizes existing uses</li> <li>• Frontage on Hwy 78</li> <li>• Staff supports the Planning Group recommendation</li> </ul>

## Mountain Empire Balance

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**Overview** Mountain Empire includes the unrepresented area of Mountain Empire Balance. There are no commercial or industrial lands proposed within this area.

**Key Issues** No commercial or industrial land use issues.

**Planning Group Direction** There is no Planning or Sponsor Group representation for this area.

**Additional Staff Analysis/ Recommendations** There is no additional commercial, office, or industrial land uses planned for this subregion.

**Planning Commission Recommendations** The Planning Commission concurs with staff's recommendation.

**ERA Needs Analysis**  
(all numbers in gross acres)

	<b>Projected Demand</b>	<b>Existing General Plan</b>	<b>Surplus /(Deficit)</b>	<b>Proposed General Plan</b>	<b>Surplus /(Deficit)</b>
Commercial	1	0	(1)	0	(1)
Industrial <sup>1</sup>	25	254	229	359	334
Office <sup>1</sup>	9	2	(7)	0	(9)

<sup>1</sup>Industrial and Office numbers are for the entire Mountain Empire subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

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## Boulevard

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**Overview**

Staff and the Community Sponsor Group recommend limiting commercial designations to the existing town and changing all commercial designations to Rural Commercial. Groundwater is a major issue in this community. With the exception of the Casino land, on the Reservation, and a small commercial area in Live Oak Springs, the commercial uses in this community are currently found within the existing Country Town in a limited area along Highway 94 or near the interchange of Interstate 8 and Ribonwood road. These uses vary drastically, from a muffler shop to a feed store, a motel, and a candy cottage.

**Key Issues**

- Groundwater is a major issue in this community.
- The Sponsor Group has been particularly concerned about groundwater in an area near the Golden Acorn casino. There are three commercial requests in this specific area of the community.
- Five requests were made to designate additional commercial land outside of the existing town. No permitted commercial uses currently occur on any of these parcels.

**Sponsor Group Direction**

- Change the commercial land to Rural Commercial designation
- Limit commercially designated land to the existing town

**Additional Staff Analysis/  
Recommendations**

Staff supports Sponsor Group direction and all but one of the Sponsor Group recommendations.

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

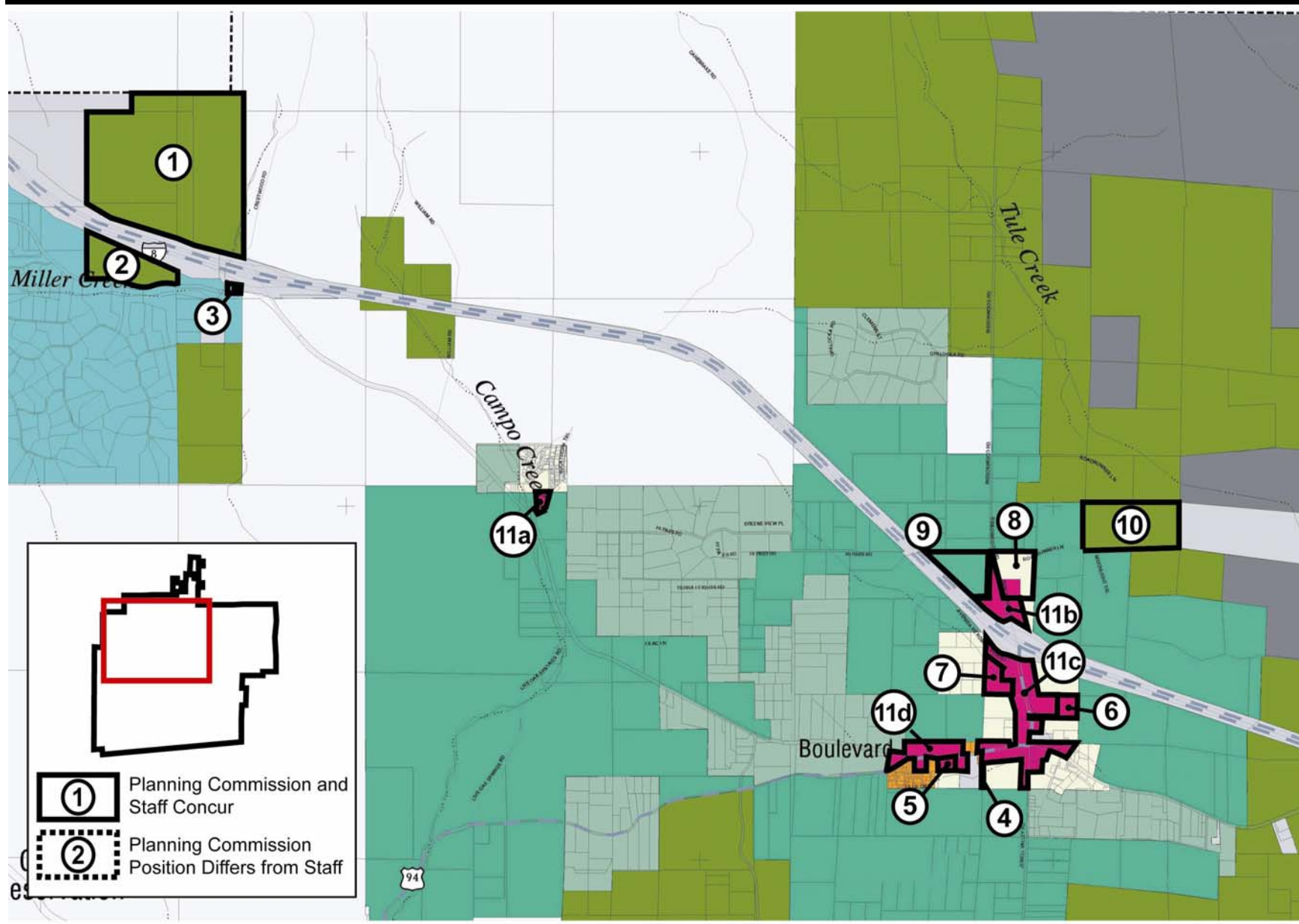
**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	6	136	130	176	170
Industrial <sup>1</sup>	25	254	229	359	334
Office <sup>1</sup>	9	2	(7)	0	(9)

<sup>1</sup>Industrial and Office numbers are for the entire Mountain Empire Subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

**Boulevard (portion of)**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff/ Planning Commission	CPG/CSG	Owner		
1	<b><u>Staff</u></b> (RL-80) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(RL-80) Rural Lands	Visitor serving commercial use on the freeway interchange <b>(Grant)</b>	<i>Total Area:</i> 362 acres (portion)  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• May include areas with significant environmental constraints. The area near the interchange has Tier 1 Habitat (Southern Coast Live Oak Riparian Forest).</li> <li>• Located in an area that has had groundwater availability problems</li> <li>• Outside of a sewer/water district</li> <li>• Not adjacent to any other commercial</li> <li>• Over 4½ miles from existing Country Town</li> <li>• Inconsistent with projected need</li> <li>• Supports Sponsor Group recommendation</li> </ul>
2	<b><u>Staff</u></b> (RL-80) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(RL-80) Rural Lands	Commercial zone <b>(Sepin)</b>	<i>Total Area:</i> 51 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Very rugged terrain—The majority of the parcel has over 25% slope.</li> <li>• Appears to lack access to a flat/buildable area</li> <li>• Located in an area that has had groundwater availability problems</li> <li>• Outside of a sewer/water district</li> <li>• Not adjacent to any other commercial</li> <li>• Over 4½ miles from existing Country Town</li> <li>• Inconsistent with projected need</li> <li>• Supports Sponsor Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff/ Planning Commission	CPG/CSG	Owner		
3	<p><b><u>Staff</u></b> (RL-20) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(RL-20) Rural Lands	Commercial <b>(Schopfer)</b>	<p><i>Total Area:</i> 1.4 acres</p> <p><i>Current Use:</i> Residential (on developable area)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Almost entirely in wetland and Southern Coast Live Oak Riparian Forest</li> <li>• Located in an area that has had groundwater availability problems</li> <li>• Outside of any sewer/water district</li> <li>• Not adjacent to any other commercial</li> <li>• Over 4½ miles from existing Country Town</li> <li>• Inconsistent with projected need</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul> <p>Note: The property owner who made this request has subsequently sold the property. The current owner has made no request.</p>
4	<p><b><u>Staff</u></b> (SR-4) Semi-Rural Residential</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	Commercial <b>(Grotewold; Schopfer)</b>	<p><i>Total Area:</i> Less than ½ acre of a lot with dimensions of approx. 70' x 1,000'</p> <p><i>Current Use:</i> Undeveloped (the portion of the parcel that is already designated commercial has a commercial use)</p> <p><i>Existing GP:</i> (6) Residential</p>	<ul style="list-style-type: none"> <li>• The parcel is only 70 feet wide</li> <li>• Would create a finger of commercial into an otherwise residential area</li> <li>• Parcel is split designated (commercial on the road frontage and residential on the back portion)</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff/ Planning Commission	CPG/CSG	Owner		
5	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Doyle)</b>	<i>Total Area:</i> 2.5 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (7) Residential	<ul style="list-style-type: none"> <li>• Compatible with community character and surrounding land uses</li> <li>• Adjacent to other commercial</li> <li>• Frontage on Hwy 94</li> <li>• Within existing country town</li> <li>• Staff previously worked with the community regarding the change, which has been reflected as commercial on GP2020 Working Copy maps since 2002</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>
6	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	Commercial zone <b>(Uekerman)</b>	<i>Total Area:</i> 8.4 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>• A panhandle lot, where the handle is in commercial and reaches out to Ribbonwood Road.</li> <li>• Has access to Ribbonwood Road</li> <li>• Recognizes an existing commercial use</li> <li>• No apparent environmental constraints</li> <li>• Within existing Country Town</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff/ Planning Commission	CPG/CSG	Owner		
7	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	Commercial zone <b>(Dart)</b>	<i>Total Area:</i> 15 acres  <i>Current Use:</i> Commercial (auto repair and real estate office)  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>Recognizes existing commercial uses</li> <li>No apparent environmental constraints</li> <li>Within existing Country Town</li> <li>Adjacent to other commercial</li> <li>Compatible with community character</li> <li>Staff supports the Sponsor Group recommendation</li> </ul>
8	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial  Reconfigure existing commercially designated area <b>(Dart)</b>	<i>Total Area:</i> Approx. 3 acres of a 32.5 acre parcel (commercial portion only)  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>The request would straighten out the boundary on a parcel with a split designation. A portion of the parcel has an irregularly split designated parcel</li> <li>Adjacent to other commercial</li> <li>Frontage on Ribbonwood Road</li> <li>No apparent environmental constraints</li> <li>Staff supports the Sponsor Group recommendation</li> <li>Note: The property owner has submitted a Tentative Parcel Map. He requests that the commercial area be reconfigured to fit on the southern parcel as opposed to splitting two parcels.</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff/ Planning Commission	CPG/CSG	Owner		
9	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(RL-40) Rural Lands	Commercial for a retail nursery <b>(Wolfe)</b>	<i>Total Area:</i> 34.4 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Outside existing Country Town</li> <li>• Outside of a sewer/water district</li> <li>• Inconsistent with projected need</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>
10	<b><u>Staff</u></b> (RL-80) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(RL-80) Rural Lands	Commercial on a small part to reopen a smokehouse/ meat market <b>(Smith)</b>	<i>Total Area:</i> 81 acre parcel (request is for a portion of the parcel)  <i>Current Use:</i> Residential (on developable area)  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Over ½ mile from existing Country Town</li> <li>• Not adjacent to other commercial</li> <li>• Does not front on a paved road</li> <li>• Located in an area that has had groundwater availability problems</li> <li>• Outside of a sewer/water district</li> <li>• Inconsistent with projected need</li> <li>• The Sponsor Group cited impacts such as dust, noise and impacts to an unpaved road as their rationale for recommending denial</li> <li>• Staff supports the Sponsor Group recommendation</li> <li>• <i>Note:</i> Staff has also received a letter from a neighboring property owner opposing the commercial request</li> </ul>



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff/ Planning Commission	CPG/CSG	Owner		
11 a-d	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 142 acres on various parcels</p> <p><i>Current Use:</i> Various</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Compatible with community character</li> <li>• Sponsor Group recommends changing all commercially designated lands to Rural Commercial</li> <li>• Recognizes existing commercial uses</li> <li>• Within existing Country Town</li> <li>• Staff supports the Sponsor Group recommendation</li> </ul>

## Campo/Lake Morena

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### Overview

Campo/Lake Morena is located within the Mountain Empire Subregion. Included in the planning area are three distinct country towns, Lake Morena Village, Campo and Cameron Corners. Because they are geographically separated, each country town contains some commercial and/or industrial land use. The planning group has determined that all general and service commercial designations should be modified to Rural Commercial to provide greater flexibility for landowners. The community has also participated in a town center planning effort at Cameron Corners, where a general consensus was reached for a future village. As with all backcountry communities, groundwater is an issue. The community supports growth at a slow, rural pace.

### Key Issues

- Town Center planning effort at Cameron Corners, consensus reached with community
- Future State Park at Camp Lockett, County land transfer in process
- Community strongly desires slow-paced rural growth in the area
- Groundwater and septic dependent, with the exception of limited participation in Campo Sewer located at Camp Lockett (Sewer and treatment facility operated by County)

### Planning Group Direction

- Modify existing General and Service Commercial designations to Rural Commercial and recognize existing uses
- Continue commercial uses in Lake Morena Village, modify residential uses to residential designation
- Town Center planning effort to accommodate rural-scale commercial center
- Migration of “industrial” uses in Cameron Corners to facilitate rural commercial uses in village
- Apply Public Facility designation to County owned land currently designated otherwise
- Recognize three parcels in Campo Hills as commercial, currently under MUP (*Community has modified it's position to support staff's recommendation for this item*)

**Additional Staff Analysis/  
Recommendations**

Staff supports Planning Group direction, with the exception of three parcels in Campo Hills, under the Major Use Permit.

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

**ERA Needs Analysis**  
(all numbers in gross acres)

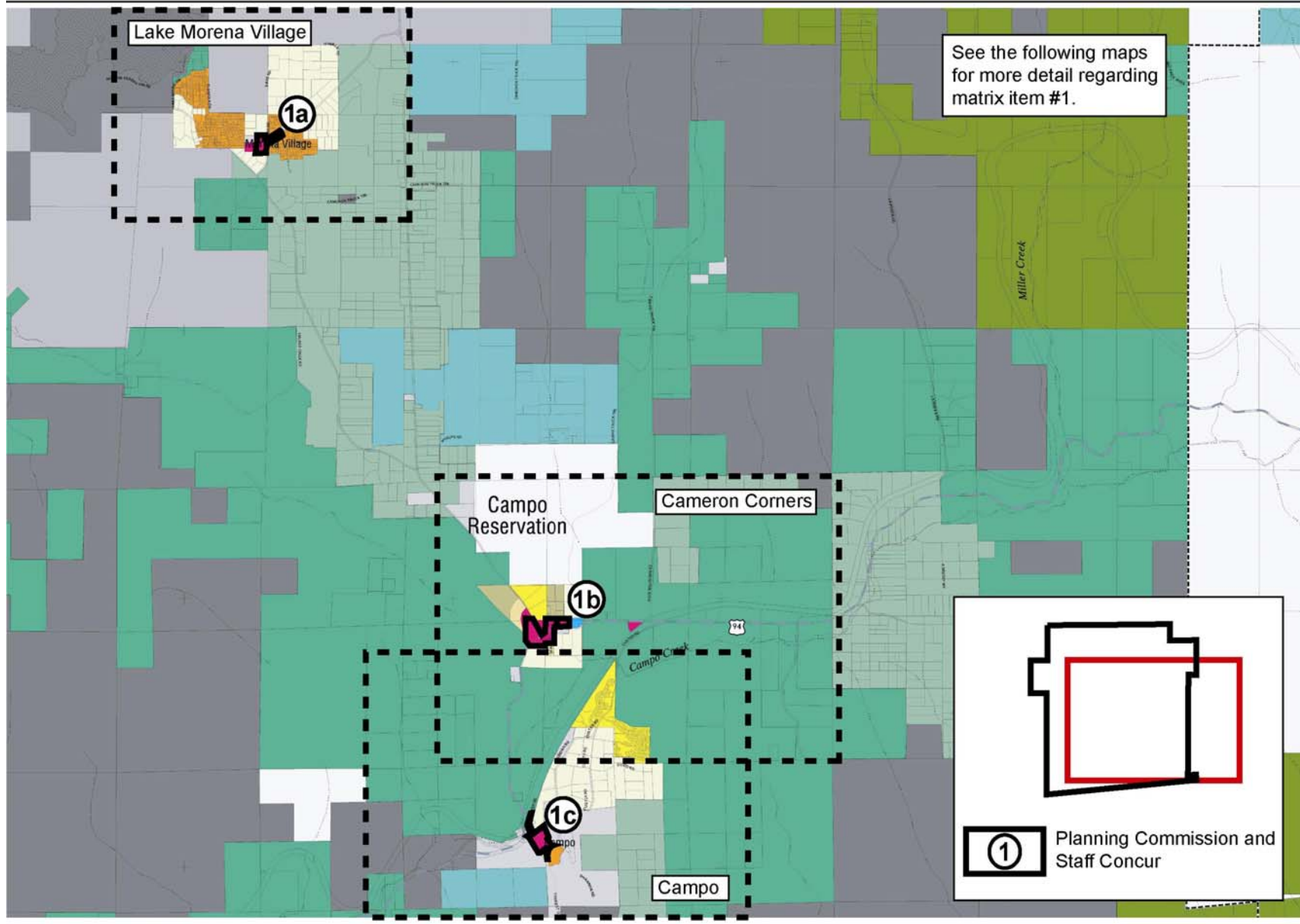
	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	11	50	39	55	44
Industrial <sup>1</sup>	25	254	229	359	334
Office <sup>1</sup>	9	2	(7)	0	(9)

<sup>1</sup>Industrial and Office numbers are for the entire Mountain Empire subregion.

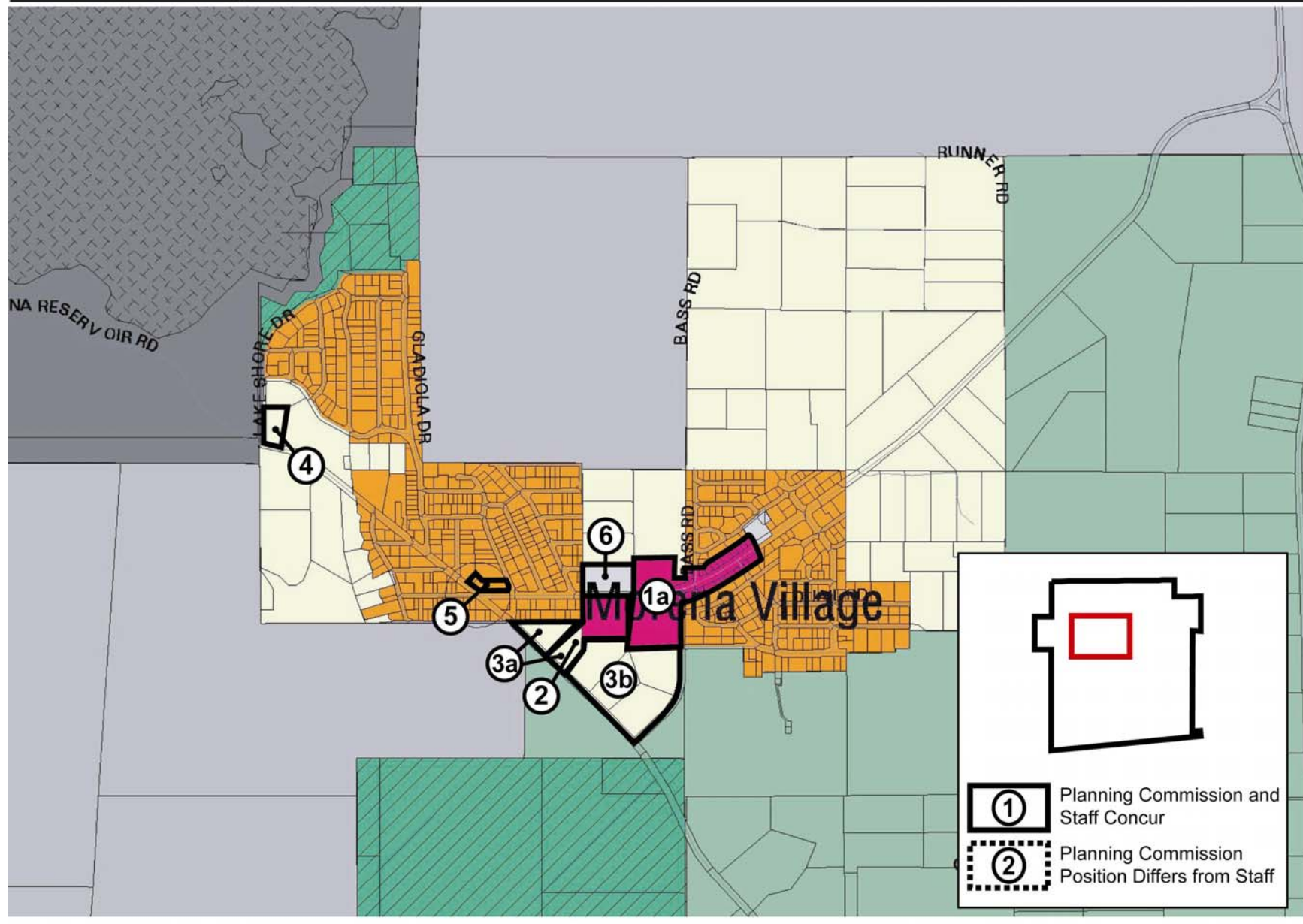
Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

## Lake Morena - Campo



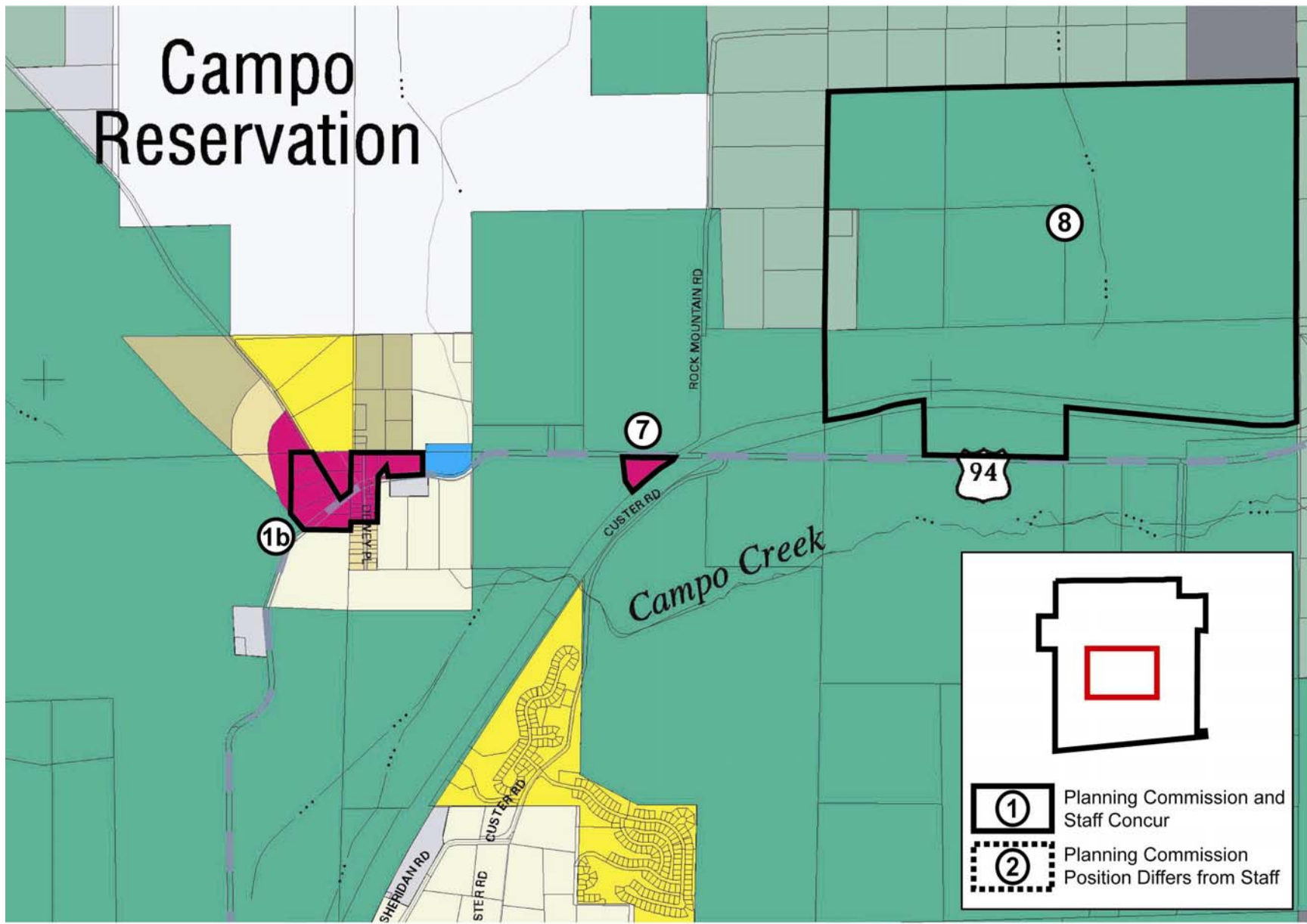
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1 a-c	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 55 acres</p> <p><i>Current Use:</i> Commercial/Undeveloped/Residential</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Supports Planning Group vote to modify commercial uses to Rural Commercial</li> <li>• Consistent with rural commercial use in backcountry</li> <li>• Consistent with community development model</li> <li>• Provides flexibility for property owners</li> </ul>

**Campo/Lake Morena (Lake Morena Village)**

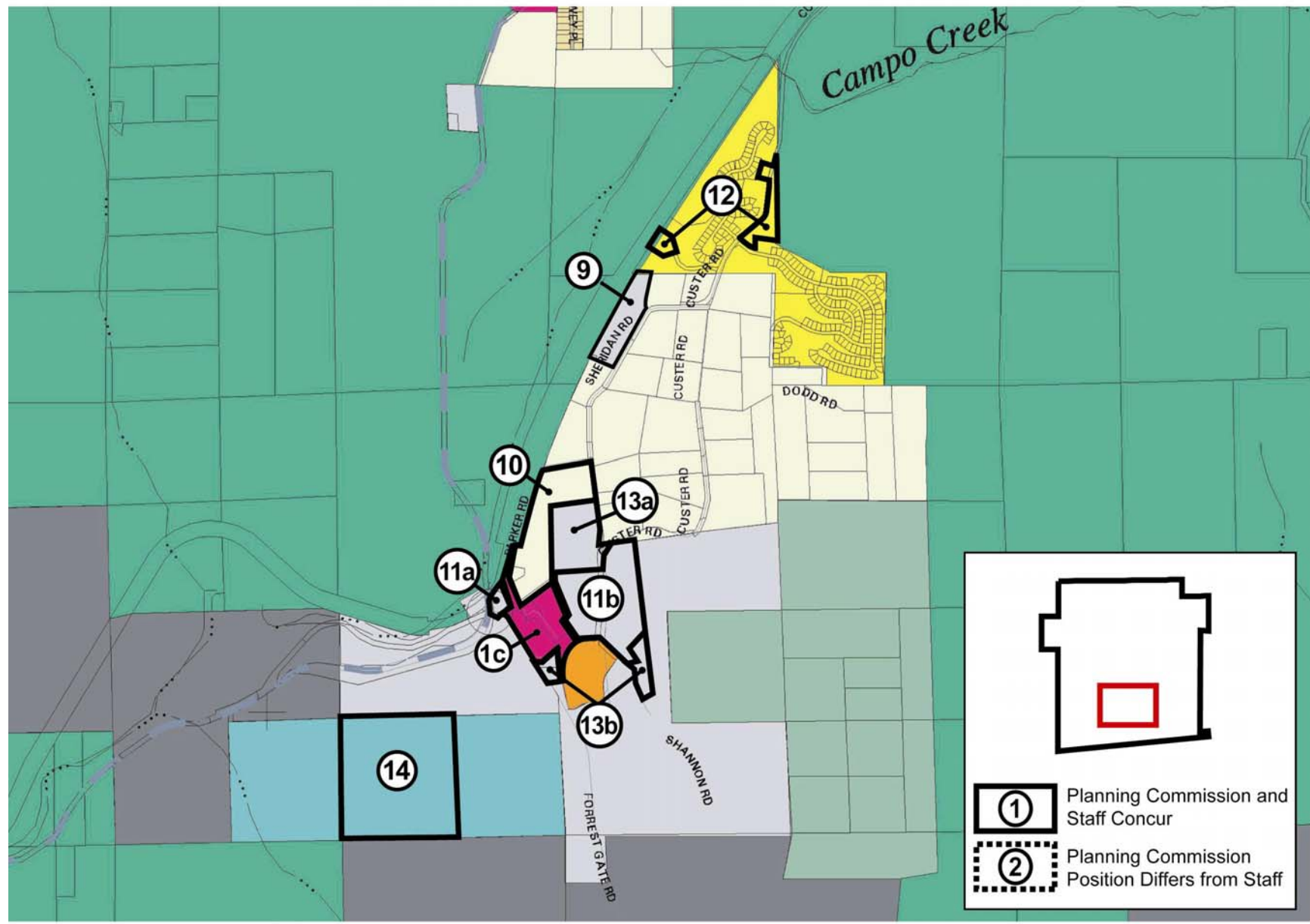
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
2	<b><u>Staff</u></b> (C-4) Rural Commercial  (SR-4) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial  (SR-4) Semi-Rural	Split designation of commercial and residential <b>(Martinez)</b>	<b>Total Area:</b> 3.5 acres  <b>Current Use:</b> Commercial/Undeveloped/Residential  <b>Existing GP:</b> (13) General Commercial (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Consistent with rural commercial use in backcountry</li> <li>Consistent with community development model</li> <li>Staff supports property owner request and Planning Group recommendation</li> </ul>
3 a-b	<b><u>Staff</u></b> (SR-4) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-4) Semi-Rural Residential	No recommendation submitted	<b>Total Area:</b> Approx. 13.0 acres  <b>Current Use:</b> Residential  <b>Existing GP:</b> (13) General Commercial	<ul style="list-style-type: none"> <li>Recognizes existing residential use</li> <li>Consistent with community development model</li> <li>Maintains commercial along Oak Drive (main road)</li> <li>Note: No requests submitted formally to staff, all requests made verbally to Planning Group representative</li> </ul>
4	<b><u>Staff</u></b> (SR-4) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-4) Semi-Rural Residential	(C-4) Rural Commercial <b>(Wagoner)</b>	<b>Total Area:</b> 1.31 acres  <b>Current Use:</b> Residential  <b>Existing GP:</b> (1) Residential	<ul style="list-style-type: none"> <li>Not located within commercial core of village, inconsistent with community development model</li> <li>Creates a spot of commercial in an outlying area</li> <li>Recommendation consistent with Planning Group's desire to use discretionary process for this request</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
5	<b><u>Staff</u></b> (VR-7.3) Village Residential  <b><u>Planning Commission</u></b> Concur with staff	(VR-7.3) Village Residential	(C-4) Rural Commercial <b>(Bauer; Ballard)</b>	<i>Total Area:</i> 0.58 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> <li>• Not located within commercial core of village, inconsistent with community development model</li> <li>• Creates a spot of commercial in an outlying area</li> <li>• Recommendation consistent with Planning Group's desire to use discretionary process for this request</li> </ul>
6	<b><u>Staff</u></b> (PF) Public/ Semi-Public Facilities  <b><u>Planning Commission</u></b> Concur with staff	(PF) Public/ Semi-Public Facilities	No recommendation submitted	<i>Total Area:</i> 2.12 acres  <i>Current Use:</i> Rural Fire Station  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Existing Fire Station</li> <li>• Consistent with other public designations throughout County</li> </ul>



**Campo/Lake Morena (Cameron Corners)**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
7	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Calvert)</b>	<i>Total Area:</i> 2.46 acres  <i>Current Use:</i> Transport Museum  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Consistent with rural commercial use in backcountry</li> <li>• Provides future flexibility for use and owner while recognizing the existing use</li> <li>• Supports Planning Group recommendation</li> </ul>
8	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(RL-40) Rural Lands	1 du/5 acres Residential  (I-1) Light Impact Industrial  (I-2) Medium Impact Industrial  (C-4) Rural Commercial <b>(Dyke)</b>	<i>Total Area:</i> 435.62 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• May impact community character/ not consistent with community development model</li> <li>• Creates a spot of Industrial / Commercial away from town center, reducing vitality of existing businesses</li> <li>• Environmental Constraints</li> <li>• Residential changes have previously been reviewed</li> <li>• Not consistent with projected need for the area</li> </ul>

**Campo/Lake Morena (Campo)**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
9	<b><u>Staff</u></b> (PF) Public/Semi-Public Facilities  <b><u>Planning Commission</u></b> Concur with staff	(PF) Public/Semi-Public Facilities	(PF) Public Facility <b>(Lundquist; Pacific Southwest Railway Museum)</b>	<i>Total Area:</i> 7.99 acres  <i>Current Use:</i> Railway Museum  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Existing Museum and tourist attraction</li> <li>Protects current and future museum activities</li> <li>Consistent with other public designations throughout the County</li> </ul>
10	<b><u>Staff</u></b> (SR-4) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-4) Semi-Rural Residential	Allow zoning to accommodate mini-storage use <b>(Bangs)</b>	<i>Total Area:</i> 12.9 acres  <i>Current Use:</i> Vacant  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>May impact community character/ not consistent with community development model</li> <li>Adjacent to floodplain, environmental constraints</li> <li>Not consistent with projected need for the area</li> <li>Recommendation consistent with Planning Group's desire to use discretionary process for this request</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
11 a-b	<p><b><u>Staff</u></b> (PF) Public/Semi-Public Facilities</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(PF) Public/Semi-Public Facilities	(C-4) Rural Commercial or (PF) Public Facility <b>(Shaplin)</b>	<p><i>Total Area:</i> Approx. 17 acres</p> <p><i>Current Use:</i> Health Clinic, community/civic uses, commercial</p> <p><i>Existing GP:</i> (4) Residential (14) Service Commercial (15) Light Impact Industrial (22) Public/Semi-Public</p>	<ul style="list-style-type: none"> <li>• Consistent with existing and proposed uses</li> <li>• Consistent with other public uses designated throughout the County</li> <li>• Primarily civic uses, designation allows range of zoning options</li> </ul>
12	<p><b><u>Staff</u></b> (SR-1) Semi-Rural Residential</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Campo Fire)</b>	<p><i>Total Area:</i> 4.65 acres</p> <p><i>Current Use:</i> Fire Station/undeveloped</p> <p><i>Existing GP:</i> (4) Residential</p>	<ul style="list-style-type: none"> <li>• Commercial uses under existing Major Use Permit as part of Campo Hills development</li> <li>• Request not consistent with community development model, would create three separate spots of commercial outside of core commercial area</li> </ul>

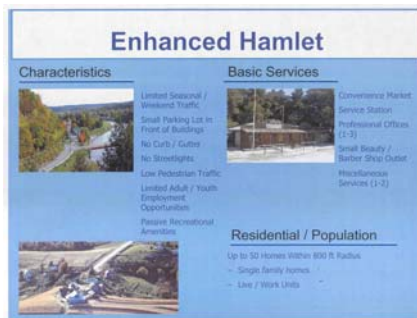
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
13 a-b	<p><b><u>Staff</u></b> (PF) Public/Semi-Public Facilities</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(PF) Public/Semi-Public Facilities	No recommendation Submitted	<p><i>Total Area:</i> Approx. 60 acres</p> <p><i>Current Use:</i> Border Patrol / light Industrial (enclosed) / Camp Lockett</p> <p><i>Existing GP:</i> (1) Residential (14) Service Commercial (15) Light Industrial</p>	<ul style="list-style-type: none"> <li>County owned land, proposed designation recognizes existing uses</li> <li>Consistent with other public designations and uses throughout County</li> </ul>
14	<p><b><u>Staff</u></b> (RL-20) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(RL-20) Rural Lands	(C-4) Rural Commercial on portion of parcel <b>(Graves)</b>	<p><i>Total Area:</i> 40.66 acres</p> <p><i>Current Use:</i> Vacant / Cell Tower</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>Not located within commercial core of village, inconsistent with community development model</li> <li>Environmentally constrained, steep slopes</li> <li>Recommendation consistent with Planning Group's desire to use discretionary process for this request</li> </ul>

## Campo/Lake Morena – Cameron Corners

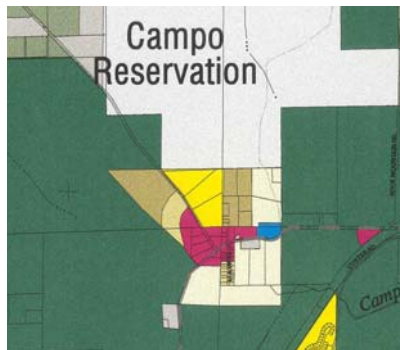
### Key Issues

- Future planning to accommodate rural growth
- Cameron Corners determined best location for future commercial center
- Prefer basic services and amenities for local residents and traveling public
- Prefer limited amount of rural village residential
- Natural boundary provided by surrounding wetlands

### Planning Process



Scale and associated components



As part of the General Plan update, the Campo/Lake Morena Community Planning Group identified a need for a detailed town center planning process and voted to create the Cameron Corners Village Subcommittee in August of 2003. Reasons for this differed within the community, but the overall sentiment was to remain rural while responding to future growth. Cameron Corners exists today as a very small commercial area with few basic services and residential uses. This planning effort will help to develop a new commercial center for the future, consistent with the scale and character of the rural backcountry, and would provide the opportunity for a variety of retail commercial uses and residential types to accommodate future growth.

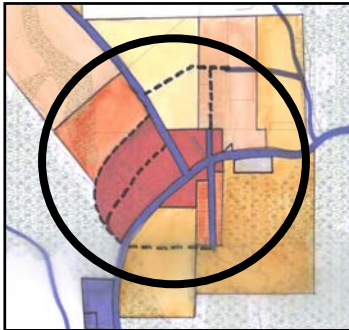
During the past year the Cameron Corners Village Subcommittee facilitated six workshops in conjunction with County staff. Between 25 to 50 community members and stakeholders attended and participated in each of these workshops. The topics included:

- “Visioning” - determining the type of place for the future
- Scale
- Location
- Planning Principles and Planning Concepts - including conceptual drawings depicting land use and circulation scenarios for the area

Through these workshops residents voiced their preference for a small, rural commercial center, providing the opportunity for additional services such as a service/gas station, a visitor center kiosk with public restrooms, “more” of a grocery store and a bank. Participants also preferred some village residential opportunities, not to exceed 2 dwelling units per acre in density.

The participants agreed to migrate commercial land use from Highway 94, and create an opportunity for a new main street west of Buckman Springs Road. Since a large land holding





Concept 3



Concept 4

under single ownership was located adjacent to the proposed village, additional commercial and higher density residential was proposed to facilitate the property owners working collectively. Furthermore, it would ensure a compact, rural village development, preserving the surrounding view shed and wetlands.

Four concepts were presented to the Subcommittee during the final three workshops. Concept 3 was originally favored by the group, but was constrained by wetlands. Since the subcommittee voted for the concept of migrating the village west of Buckman Springs Road, staff presented an alternative, Concept 4, which modified the commercial orientation outside of the wetland and along Buckman Springs Road. Although this concept did not pass a vote due to lack of quorum, the group participants voiced their preference for this concept.

The Subcommittee findings were presented to the Planning Group in January 2005, who voted to support Concept 4. It was determined that this concept offered the scale and character of place the residents could envision for the future. Concept 4 contains the following approximate acreages in each land use designation:

- 27 acres of Rural Commercial
- 11 acres of (VR-2), 2 du/acre
- 25 acres of (SR-1), 1 du/acre
- 25 acres of (SR-2), 1 du/2 acres
- 85 acres of (SR-4), 1 du/4 acres

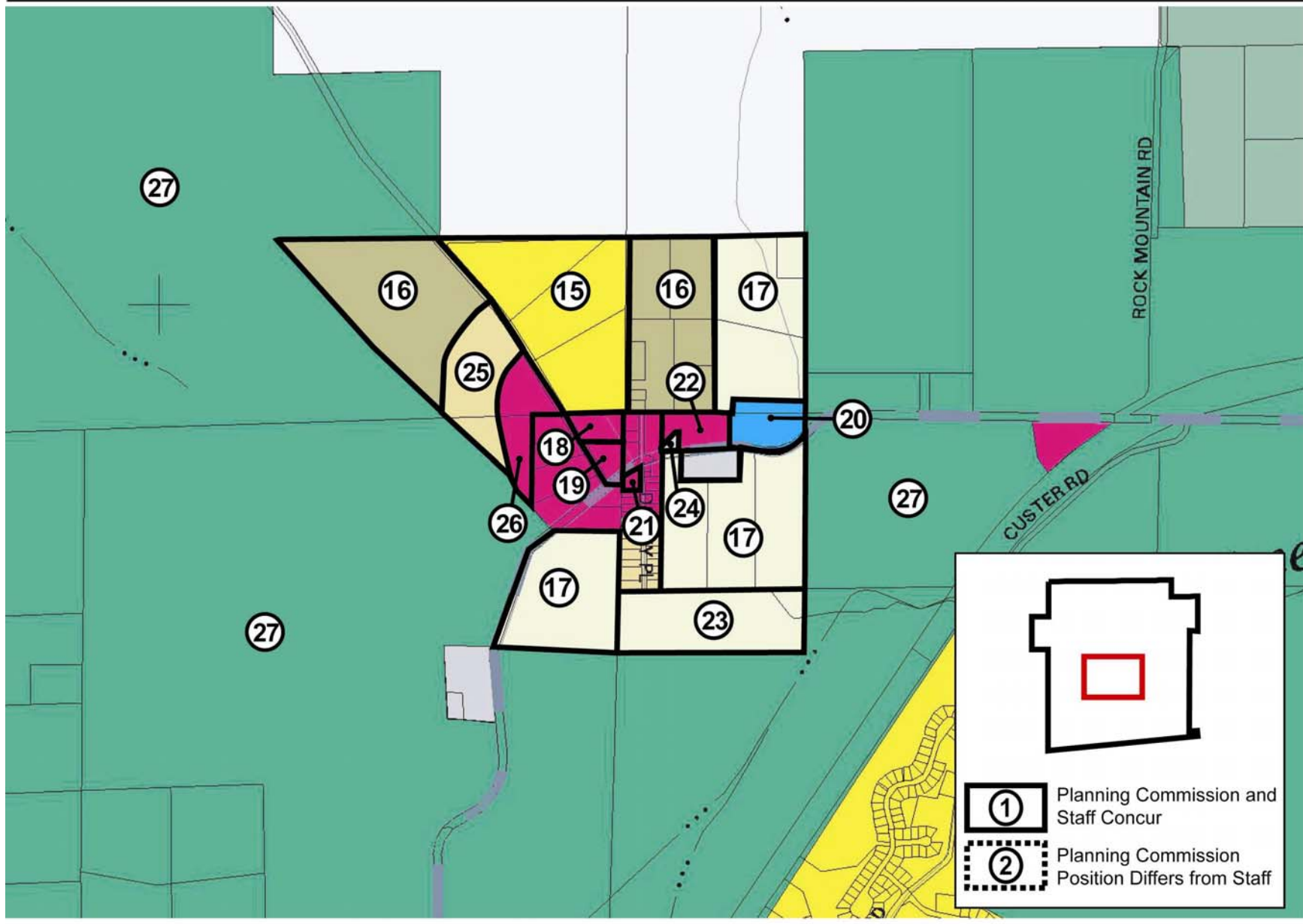
The concept was supported by the Planning Group with the following modifications:

1. No more than 50 homes within the 1500' circle (shown)
2. Village residential density would not be located beyond the southern border of the Campo Reservation
3. Maintain existing amount and location of commercial designated lands, adding no more than 6 to 7 acres to enhance the commercial center

The information obtained at these workshops will be used to create future goals and policies for the rural commercial center. These will enhance the Community Character Statement and become a part of the new Community Plan text, as well as enable a future Town Center Ordinance and design guidelines as part of the process.



# Campo/Lake Morena – Cameron Corners



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
15	<b><u>Staff</u></b> (SR-1) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-1) Semi-Rural Residential	Commercial <b>(Serio)</b>	<i>Total Area:</i> 25.45 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Semi-rural residential compatible with village concept</li> <li>• Staff supports subcommittee and planning group recommendation</li> <li>• Transition from village is consistent with Community Development Model</li> <li>• Consistent with community developed planning principles</li> </ul>
16	<b><u>Staff</u></b> (SR-2) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-2) Semi-Rural Residential	No recommendation Submitted	<i>Total Area:</i> 20.17 acres  <i>Current Use:</i> Undeveloped / Residential  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Semi-rural residential compatible with village concept</li> <li>• Staff supports subcommittee and planning group recommendation</li> <li>• Consistent with Community Development Model</li> </ul>
17	<b><u>Staff</u></b> (SR-4) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-4) Semi-Rural Residential	3.5-du/acre Zoning update <b>(DeVorzon)</b>	<i>Total Area:</i> Approx. 72 acres  <i>Current Use:</i> Undeveloped / Residential  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Semi-rural residential compatible with village concept</li> <li>• Staff supports subcommittee and planning group recommendation</li> <li>• Consistent with Community Development Model</li> <li>• Transition to environmentally sensitive lands</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
18	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	Retain existing zoning <i>or</i> (I-2) Medium Impact Industrial <i>or</i> (I-3) High Impact Industrial <b>(Thing; Deirkop)</b>	<i>Total Area:</i> 1.67 acres  <i>Current Use:</i> Storage / Commercial  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Town Center planning effort determined rural commercial uses would be more compatible with adjacent, proposed residential</li> <li>• Community desire for uses to migrate outside Town Center</li> <li>• Consistent with community character and community development model</li> <li>• Owner has alternate site available for use, within and outside community</li> </ul>
19	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Looney; Deirkop)</b>	<i>Total Area:</i> 1.38 acres  <i>Current Use:</i> Towing / Auto Storage  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Town Center planning effort determined rural commercial uses would be more compatible with adjacent, proposed residential</li> <li>• Community desire for uses to migrate outside Town Center</li> <li>• Consistent with community character and community development model</li> <li>• Owner willing to move operation to alternate location</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
20	<b><u>Staff</u></b> (I-2) Medium Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial <b>(Looney)</b>	<i>Total Area:</i> 3.50 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Owner willing to move existing operation to this location</li> <li>• Direct access to a main road (Hwy 94)</li> <li>• Located outside of core of commercial development in Cameron Corners</li> <li>• Outdoor heavy equipment and storage is primary use</li> <li>• Adjacent to low densities</li> </ul>
21	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	Retain Commercial Zoning <b>(Hoolihan)</b>	<i>Total Area:</i> 1.2 acres  <i>Current Use:</i> Residence / Ambulance Service  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Existing commercial designation, modify to Rural Commercial</li> <li>• Consistent with rural commercial use in backcountry</li> <li>• Consistent with community development model, location within the village core area</li> </ul>
22	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Parsons)</b>	<i>Total Area:</i> 2.63 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Existing commercial designation, modify to Rural Commercial</li> <li>• Consistent with rural commercial use in backcountry</li> <li>• Consistent with community development model, location within the village core area</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
23	<p><b>Staff</b> (SR-4) Semi-Rural Residential Defer request to zoning update</p> <p><b>Planning Commission</b> Concur with staff</p>	Defer request to zoning update	Zoning to allow existing uses and future expansion <b>(Johnson)</b>	<p><i>Total Area:</i> Approx. 12 acres</p> <p><i>Current Use:</i> Residence/ Agricultural</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>Will review during the zoning update</li> </ul>
24	<p><b>Staff</b> (PF) Public/Semi-Public Facilities</p> <p><b>Planning Commission</b> Concur with staff</p>	(PF) Public/Semi-Public Facilities	No recommendation Submitted	<p><i>Total Area:</i> Less than 0.5 acre</p> <p><i>Current Use:</i> Public Facility/Pacific Bell</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>Recognizes existing use</li> <li>Consistent with public uses throughout the County</li> </ul>
25	<p><b>Staff</b> (VR-2) Village Residential</p> <p><b>Planning Commission</b> Concur with staff</p>	(VR-2) Village Residential	(C-4) Rural Commercial <b>(DeVorzon)</b>	<p><i>Total Area:</i> 11 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>Residential designation compatible with village concept</li> <li>Consistent with Community Development Model, adjacent to commercial land</li> <li>Staff supports subcommittee and planning group recommendation</li> <li>Consistent with community developed planning principles</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
26	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	29 acres of (C-4) Rural Commercial ( <b>DeVorzon</b> )	<p><i>Total Area:</i> 6.5 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Additional requested amount of commercial exceeds demand</li> <li>• Rural commercial compatible with village concept</li> <li>• Staff supports subcommittee and planning group recommendation</li> <li>• Consistent with Community Development Model</li> <li>• Consistent with community developed planning principles</li> </ul>
27	<p><b><u>Staff</u></b> (RL-40) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(RL-40) Rural Lands	Village Residential (various densities) ( <b>DeVorzon</b> )	<p><i>Total Area:</i> Approx. 300 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Staff supports subcommittee and planning group recommendation</li> <li>• Consistent with Community Development Model</li> <li>• Consistent with community developed planning principles</li> <li>• Rural designation applied to environmentally sensitive lands (wetlands)</li> </ul>

## Jacumba

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**Overview**

Commercial lands in Jacumba are located in two distinct areas. The primary area is concentrated along Old Highway 80 within the village. There is one additional spot of commercial designation located along Interstate 8, which consists of two gas stations and a mini mart. The uses in the village core include a hotel, restaurant and spa, a gas station and other small businesses. The existing development reflects the mixed uses, scale and design characteristic of the community's rural setting. There is no known physical constraint associated with these commercial lands, with the exception of high groundwater within the village area and lack of a sewer system.

**Key Issues**

- Existing infrastructure deficiencies currently limit growth potential
- Majority of future growth is tied to the possibility of a future specific plan, Jacumba Valley Ranch
- Generally, the community is in favor of additional development to assist in solving their infrastructure issues and revitalize the town center

**Sponsor Group Direction**

- Redesignation of commercial lands in the village area to Rural Commercial to reflect the rural character and small scale of the town
- Retain general commercial designation on existing commercial use adjacent to Interstate 8
- Recognize existing business uses along Old Highway 80, separate from the village area

**Additional Staff Analysis/  
Recommendations**

Staff supports the Sponsor Group direction to prevent large scale commercial from developing along the main street within the village area. However, staff does not support designating two existing industrial type business uses due to their remote locations, which would create a spot application of industrial land use and the potential incompatibility with community character.

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	9	48	39	60	51
Industrial <sup>1</sup>	25	254	229	359	334
Office <sup>1</sup>	9	2	(7)	0	(9)

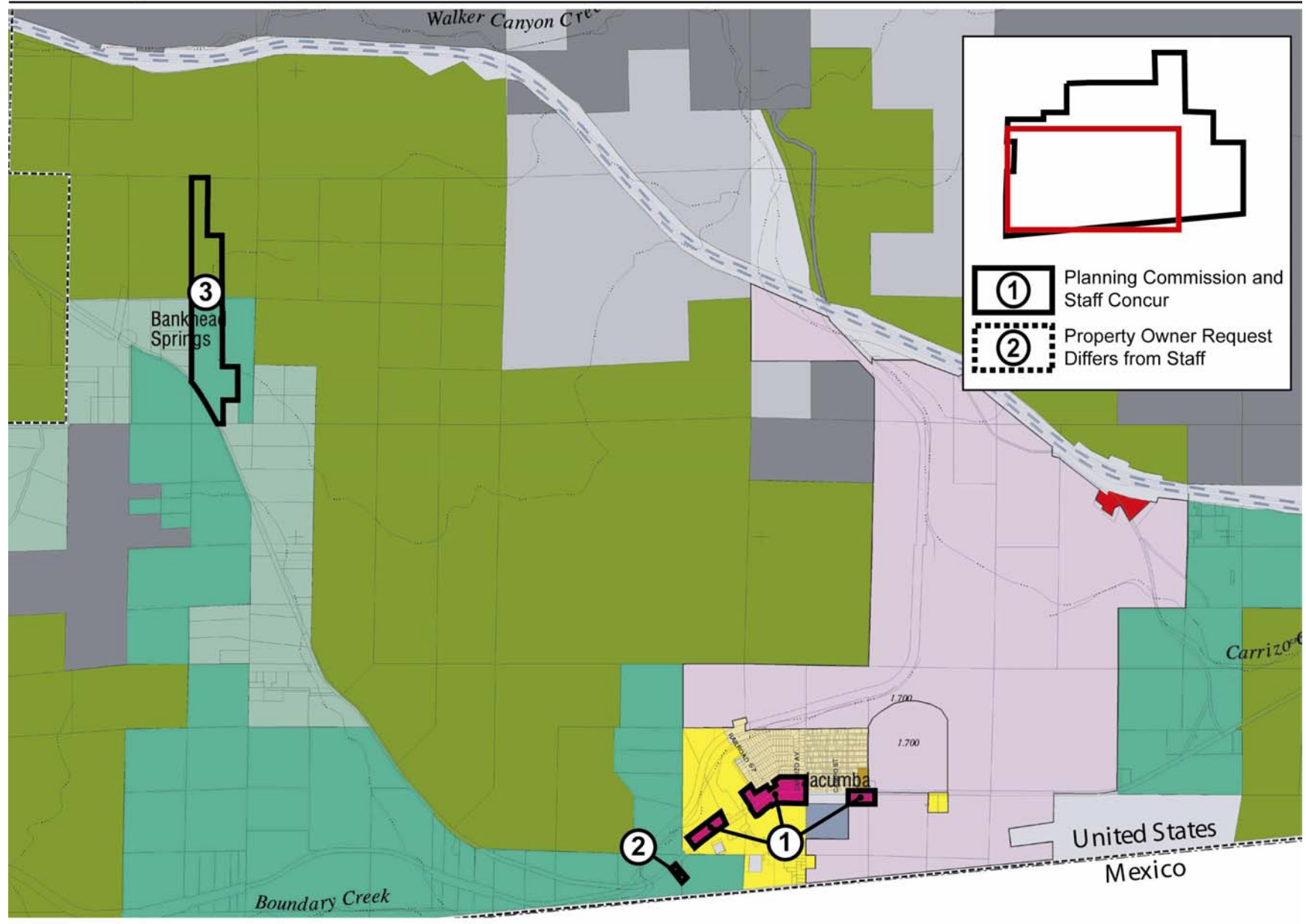
<sup>1</sup>Industrial and Office numbers are for the entire Mountain Empire subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego



# Jacumba (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 18.4 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial (14) Service Commercial	<ul style="list-style-type: none"> <li>• Elimination of service commercial designation necessitated a change</li> <li>• Located along Old Highway 80 and in a village core</li> <li>• An extent and scale consistent with the projected need and supporting infrastructure</li> <li>• Compatible with community character</li> <li>• Designation enhances the town character and prevents large-scale commercial to develop in its place</li> </ul>
2	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	Recognize existing business	No recommendation submitted	<i>Total Area:</i> 1.25 acres  <i>Current Use:</i> Towing business  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Incompatible with community character</li> <li>• Spot application of an industrial designation</li> </ul>
3	<b><u>Staff</u></b> (RL-40) Rural Lands  (RL-80) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	Recognize existing business	No recommendation submitted	<i>Total Area:</i> 67.41 acres  <i>Current Use:</i> Dismantling yard and towing business on portion of parcel  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Incompatible with community character</li> <li>• Spot application of an industrial designation</li> <li>• Use not compatible with surrounding rural area.</li> </ul>

## Potrero

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**Overview**

Potrero's commercial uses, located along Highway 94, are primarily supported by the traveling public. The community determined that it would like to create opportunities for tourist-related businesses, and requested that additional commercial land be designated to accommodate a future village. Rather than increase commercial uses along a busy highway, staff and the planning group worked together to migrate the commercial uses, adding commercial designations to Potrero Valley Road. The community also elected to designate existing and proposed commercial land as Rural Commercial to allow greater flexibility for land-owners.

**Key Issues**

- Validity of floodplain along Highway 94 at Potrero Valley Road is being challenged by the community
- Concerned about safety at intersection of Highway 94 and S-188, requesting signalized intersection in conjunction with Herzog request

**Planning Group Direction**

- Migrate future village along Potrero Valley Road from Highway 94
- Supports Herzog request for commercial designation on property

**Additional Staff Analysis/  
Recommendations**

Staff conditionally supports Planning Group direction for commercial designation along Potrero Valley Road pending a Hec-2 study to re-map floodplain along Highway 94.

**Planning Commission  
Recommendation**

The Planning Commission concurs with staff's recommendation.

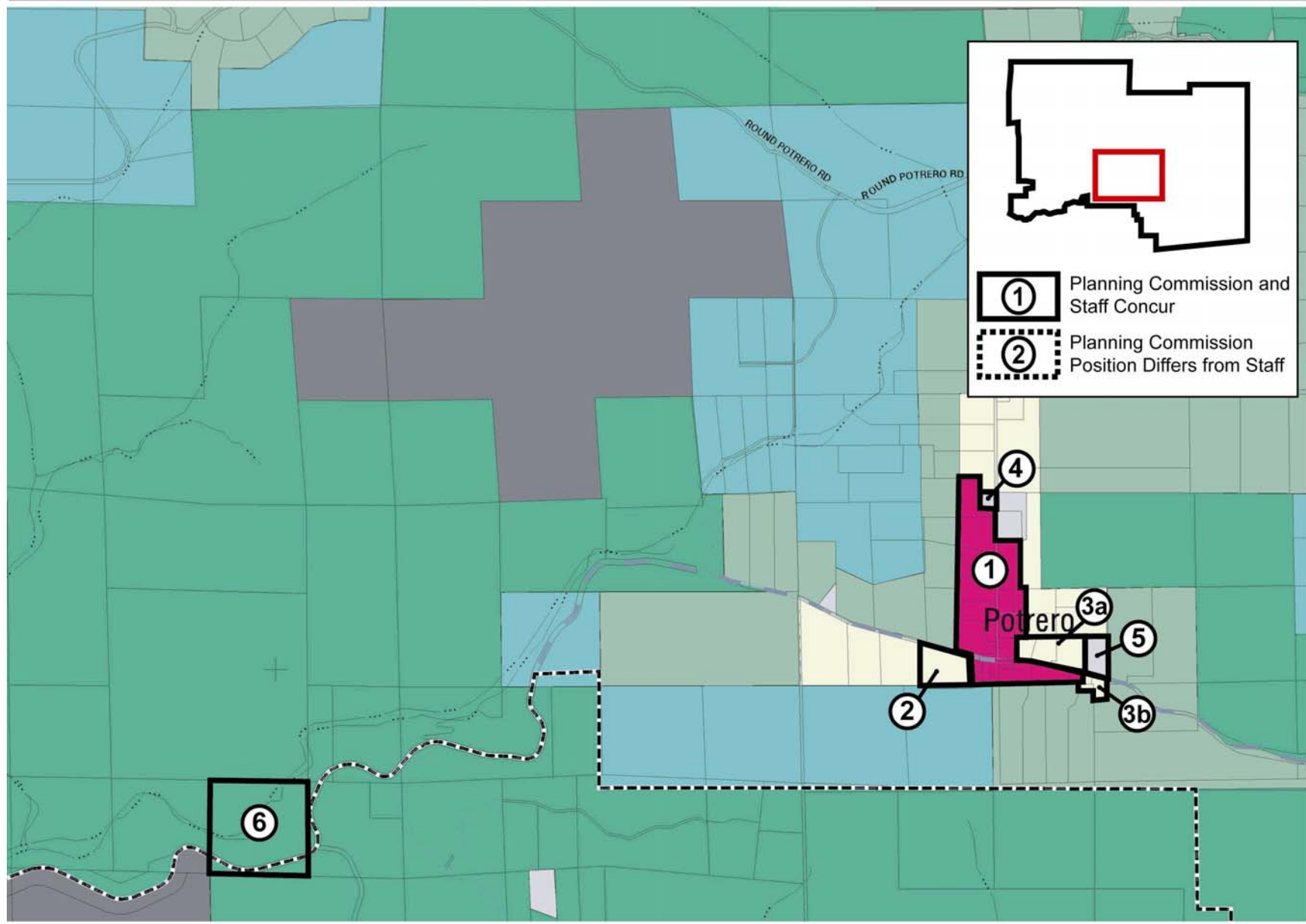
**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	5	17	12	50	45
Industrial <sup>1</sup>	25	254	229	359	334
Office <sup>1</sup>	9	2	(7)	0	(9)

<sup>1</sup>Industrial and Office numbers are for the entire Mountain Empire subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

**Potrero (portion of)**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 50 acres  <i>Current Use:</i> Undeveloped, Residential  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Community desire to migrate future village from Highway 94 to Potrero Valley Road</li> <li>Commercial uses proposed as Rural Commercial</li> <li>Consistent with Community Development Model</li> <li>Staff supports Planning Group recommendation</li> </ul>
2	<b><u>Staff</u></b> (SR-4) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 7.95 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Commercial demand already exceeded to accommodate future village</li> <li>Desire to migrate commercial uses away from Highway 94</li> <li>Consistent with Community Development Model</li> </ul>
3 a-b	<b><u>Staff</u></b> (SR-4) Semi-Rural Residential  <b><u>Planning Commission</u></b> Concur with staff	(SR-4) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> 10.15 acres  <i>Current Use:</i> Post Office, Park & Ride, Residential  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>Community desire to migrate future village from Highway 94 to Potrero Valley Road</li> <li>Uses are consistent with proposed Semi-Rural designation</li> <li>Consistent with Community Development Model</li> <li>Staff supports Planning Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
4	<b><u>Staff</u></b> (PF) Public/ Semi-Public Facilities  <b><u>Planning Commission</u></b> Concur with staff	(PF) Public/Semi-Public Facilities	No recommendation submitted	<i>Total Area:</i> 0.92 acres  <i>Current Use:</i> Cemetery  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Recognizes existing use</li> <li>Consistent with public designations used throughout County</li> <li>Staff supports Planning Group recommendation</li> </ul>
5	<b><u>Staff</u></b> (PF) Public/ Semi-Public Facilities  <b><u>Planning Commission</u></b> Concur with staff	(PF) Public/Semi-Public Facilities	No recommendation submitted	<i>Total Area:</i> 3.6 acres  <i>Current Use:</i> CDF (Fire Station)  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>Recognizes existing use</li> <li>Consistent with public designations used throughout County</li> <li>Staff supports Planning Group recommendation</li> </ul>
6	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial (Herzog)	<i>Total Area:</i> 36.65 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Site is severely topographically and environmentally constrained (wetland and floodplain, slopes &gt;25%)</li> <li>Line of site issues on curved portion of Highway 94 entering / exiting proposed site</li> <li>Creates isolated commercial designation located outside village core area</li> </ul>

## Tecate

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### Overview

Staff recommends a moderate expansion of commercial and industrial lands in Tecate. In all, approximately 95 acres of General Commercial and 335 acres of Medium Impact Industrial are planned. Staff's recommendation recognized the need for outdoor storage in Tecate, but limited commercial expansion because of traffic impacts and public safety concerns along Highway 94. The amount of land staff recommended to be commercial and industrial is less than the amount advocated by the Tecate Sponsor Group. The proposed General Commercial and Medium Impact Industrial designations will require community-specific zoning to be developed in the future.

### Key Issues

- Property owners wish to capitalize on the International Port of Entry to / from Tecate, Mexico
- Tecate, USA is a backcountry community, with limited roads and limited sewer and water availability
- Preliminary traffic modeling suggests this land use distribution may produce unmitigatable impacts to Hwy 94. If other alternatives are unavailable, staff may need to reduce the amount of commercial land during the road network planning phase in order to create a balanced road network

### Sponsor Group Direction

- The Tecate Community Sponsor Group submitted an issue paper recommending general plan designations and community specific zoning emphasizing international commerce
- The Tecate Community Sponsor group has theorized that additional commercial and industrial land within their community will improve the LOS along Hwy 94
- The Tecate Sponsor Group requests approximately 520 acres of land be designated International Commerce/Commercial, and approximately 450 acres of land be designated International Commerce/Light Manufacturing



**Additional Staff Analysis/  
Recommendations**

Staff recommends a moderate increase of commercial and industrial land this plan cycle, but less than the amount advocated by the Tecate CSG. The proposed increase assumes a projected population of 231,900<sup>1</sup> for Tecate, Mexico in year 2020, but recognizes the Tecate Community Planning area has limited water and sewer capabilities needed to accommodate additional growth. Staff recommends 95 acres of (C-1) General Commercial land, which is approximately 45 acres above the existing General Plan. Unlike other backcountry communities, staff recommends General Commercial (rather than Rural Commercial) to better accommodate community specific zoning for this unique border area.

Staff also recommends a total of 335 acres of (I-2) Medium Impact Industrial, which would accommodate outdoor storage uses found throughout the community. This is approximately 125 acres above the Limited Impact Industrial designation allowed under the existing General Plan and it gives most of Tecate's previous zoning violations the opportunity to resolve their violations.

Staff will continue to work with the Tecate Sponsor Group to resolve traffic impacts associated with the proposed increase of commercial and industrial land. To date, the Tecate Community Sponsor Group has been unable to validate their traffic assertions. Therefore, staff will need to work with the sponsor group to further restrict these uses through community specific zoning. For (I-2) Medium Impact Industrial designations, staff will need to assign an appropriate trip generation rate for traffic modeling purposes. Creating a balanced road network is a critical component of the General Plan 2020 update. As with all community planning areas, if proposed land uses result in an unacceptable level of service (LOS), the land use distribution map may be modified to ensure a balanced circulation network in the unincorporated County.

**Planning Commission  
Recommendations**

The Planning Commission recommended 26 acres of Industrial lands be changed to General Commercial. The Planning Commission voted to place the additional commercial in the center of the Tecate community, and voted not to extend commercial uses north along SR-188.

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<sup>1</sup> *Final Report San Diego Region-Baja California Cross-border Transportation Study (November 1, 2000)*. Prepared for San Diego Association of Governments. Prepared by Parsons Transportation Group.

**ERA Needs Analysis**  
*(all numbers in gross acres)*

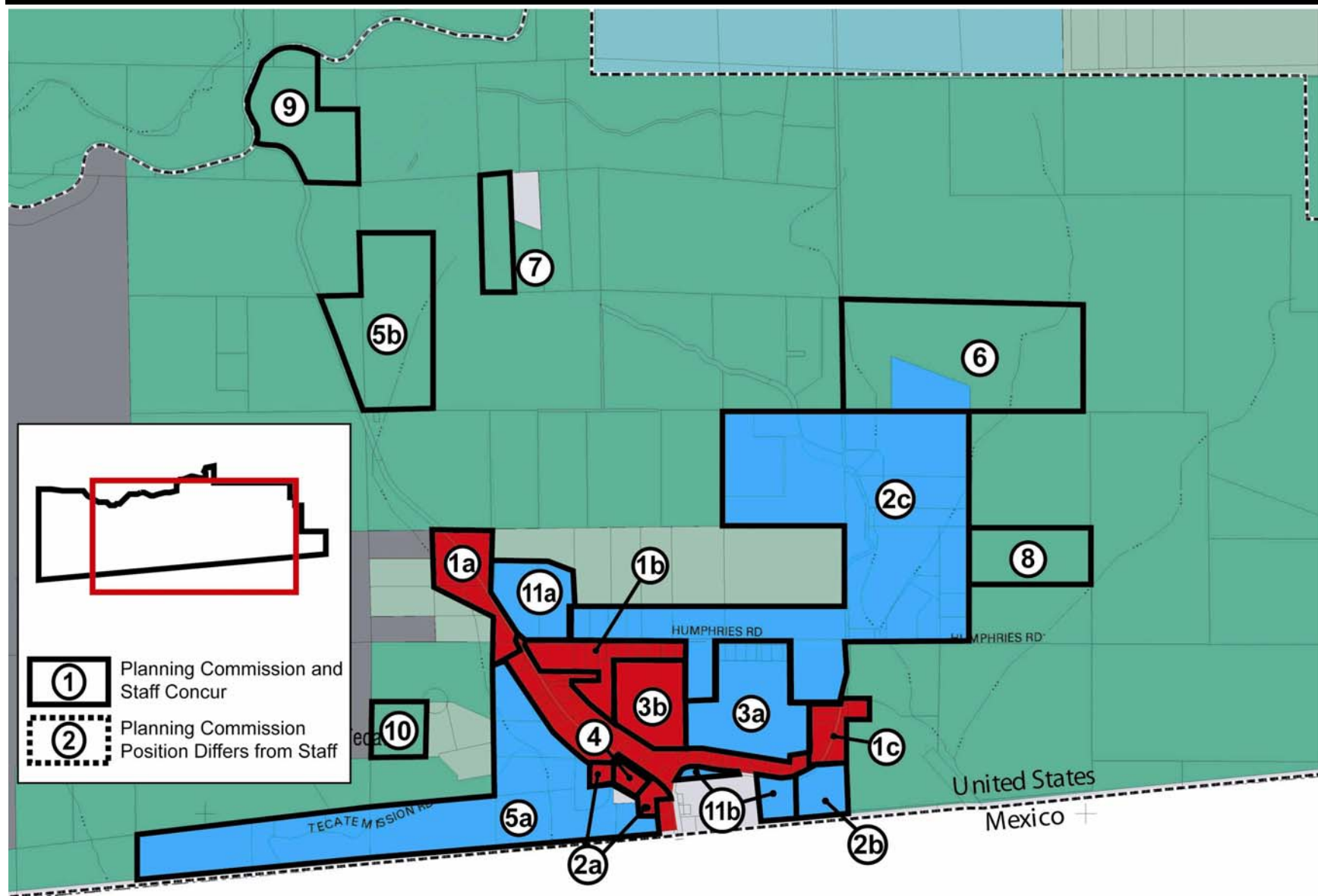
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	1	45	44	77	76
Industrial <sup>1</sup>	25	254	229	359	334
Office <sup>1</sup>	9	2	(7)	0	(9)

<sup>1</sup> Industrial and Office numbers are for the entire Mountain Empire subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

## Tecate (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1a	<b><u>Staff</u></b> (C-1) General Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 13 acres  <i>Current Use:</i> Varies (primarily undeveloped and light industrial)  <i>Existing GP:</i> (1) Residential (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>• Consistent with the long-term viability of existing commercial areas</li> <li>• Located within village center area</li> <li>• Fronts State Route 188 along existing paved road</li> <li>• Supports sponsor groups desire for additional commercial land</li> </ul>
1b	<b><u>Staff</u></b> (C-1) General Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-1) General Commercial	(C-1) General Commercial <b>(Hom – 1.5 acres)</b>	<i>Total Area:</i> 14 acres  <i>Current Use:</i> Varies (primarily undeveloped and light industrial)  <i>Existing GP:</i> (1) Residential (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>• Consistent with the long-term viability of existing commercial areas</li> <li>• Located within village center area</li> <li>• Fronts Humphries Road along existing paved road</li> <li>• Supports sponsor groups desire for additional commercial land</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1c	<b><u>Staff</u></b> (C-1) General Commercial  <b><u>Planning Commission</u></b> Concur with staff	(C-1) General Commercial	(C-1) General Commercial	<i>Total Area:</i> 7.5 acres  <i>Current Use:</i> Varies (primarily undeveloped and light industrial)  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>Consistent with the long-term viability of existing commercial areas</li> <li>Located within village center area</li> <li>Supports sponsor groups desire for additional commercial land</li> </ul>
2a	<b><u>Staff</u></b> Concur with Planning Commission  <b><u>Planning Commission</u></b> (C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 1.75 acres  <i>Current Use:</i> Various  <i>Existing GP</i> (13) General Commercial	<ul style="list-style-type: none"> <li>Maintains existing general plan designation</li> <li>Consistent with long term viability of existing commercial areas</li> <li>Located in village center area along main highway</li> <li>These two parcels were in compliance during previous zoning sweep</li> </ul>
2b	<b><u>Staff</u></b> (I-2) Medium Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(I-2) Medium Impact Industrial	No recommendation submitted	<i>Total Area:</i> 7.5 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Industrial uses are more appropriate given the parcel size, topography and proximity to the new international border crossing station</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
2c	<b><u>Staff</u></b> (I-2) Medium Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(C-1) General Commercial  (1-2) Medium Impact Industrial  (18) Multiple Rural Use	No recommendation submitted	<i>Total Area:</i> 150 acres  <i>Current Use:</i> Various (primarily outdoor storage and some undeveloped)  <i>Existing GP:</i> (1) Residential (13) General Commercial (17) Estate Residential	<ul style="list-style-type: none"> <li>Concentrates industrial land based on existing uses and minimizes isolated industrial lots</li> <li>Creates potential for conforming status on properties with previous zoning violations</li> <li>Large sites able to accommodate industrial uses</li> <li>Supports sponsor groups desire for additional industrial land</li> </ul>
3a	<b><u>Staff</u></b> (I-2) Medium Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(C-1) General Commercial	(C-1) General Commercial <b>(Hom)</b>	<i>Total Area:</i> 44 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>Surrounding uses tend to be more industrial in nature</li> <li>Large area capable of accommodating industrial uses</li> <li>Fronts Humphries Road, a paved road that serves as a primary arterial</li> <li>Increased traffic generation for commercial uses may significantly impact regional roads</li> </ul>
3b	<b><u>Staff</u></b> Concur with Planning Commission  <b><u>Planning Commission</u></b> (C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial <b>(Hom)</b>	<i>Total Area:</i> 18 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>Supports sponsor groups desire for additional commercial land</li> <li>Located in village center area on Humphries</li> <li>Traffic implications will be modeled during the next phase of GP2020</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
4	<b><u>Staff</u></b> Concur with Planning Commission  <b><u>Planning Commission</u></b> (C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial <b>(Hom – 3 parcels)</b>	<i>Total Area:</i> 1.75 acres  <i>Current Use:</i> Outdoor Storage  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Maintains existing General Plan designation</li> <li>• Consistent with the long-term viability of existing commercial areas</li> <li>• Located within village center area along main highway so uses are better suited as commercial land</li> <li>• Current outdoor storage violation would be best resolved by moving to less visible area in the community as other industrial lands within same ownership are available</li> </ul>
5a	<b><u>Staff</u></b> Concur with Planning Commission  <b><u>Planning Commission</u></b> (1-2) Medium Impact Industrial	(1-2) Medium Impact Industrial  (C-1) General Commercial	No recommendation submitted <b>(portion Hom)</b>	<i>Total Area:</i> Areas 97 acres  <i>Current Use:</i> Various (primarily undeveloped)  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>• Replaces (15) Limited Impact Industrial under the Existing General Plan with (1-2) Medium Impact Industrial</li> <li>• Border location unsuitable for residential development</li> <li>• Supports Sponsor Group recommendation</li> <li>• Provides options to relocate outdoor storage violations currently in town center commercial areas</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
5b	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(C-1) General Commercial	(I-2) Medium Impact Industrial <b>(Dawson)</b>	<i>Total Area:</i> 50 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>• The parcel is undeveloped and is surrounded by Rural Lands</li> <li>• The parcel is completely isolated from all other existing and planned industrial uses</li> <li>• Area lacks infrastructure</li> <li>• Inconsistent with community development model</li> <li>• Note: A total of 335 acres of Medium Impact Industrial is proposed to recognize existing uses and existing patterns of industrial-type development</li> </ul>
6	<b><u>Staff</u></b> (I-2) Medium Impact Industrial on 10 acres (RL-40) Rural Lands on remaining 68 acres  <b><u>Planning Commission</u></b> Concur with staff	(18) Multiple Rural Use	(I-2) Medium Impact Industrial <b>(Drobeck)</b>	<i>Total Area:</i> 78 acres  <i>Current Use:</i> Largely undeveloped, some outdoor storage on a portion of the property  <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• Recognition of existing use which is a continuation of use to the south</li> <li>• Consistent with property owner's request</li> <li>• Adjacent to Medium Impact Industrial (I-2) area to the south</li> <li>• (I-2) is proposed on a portion of the property that avoids steep slopes and areas with drainage</li> </ul>



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
7	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(18) Multiple Rural Use	(I-2) Medium Impact Industrial <b>(Duran)</b>	<i>Total Area:</i> 10.29 acres  <i>Current Use:</i> Towing and storage business  Existing GP: (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Not adjacent to any other industrial areas</li> <li>Majority of parcel has 15% to 25% slope</li> <li>Isolated from highway and major arterial roads with one dirt road transversing the property</li> <li>All surrounding properties are proposed to be (RL-40) Rural Lands</li> <li>Inconsistent with the General Plan 2020 community development model since property is far removed from existing town center</li> </ul>
8	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(18) Multiple Rural Use	(C-1) General Commercial <b>(Medina)</b>	<i>Total Area:</i> 20 acres  <i>Current Use:</i> Undeveloped  Existing GP: (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Not adjacent to any other commercial areas</li> <li>Isolated from highway and major arterial roads with one dirt road traversing the property</li> <li>Majority of property surrounded by Rural Lands</li> </ul>
9	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(18) Multiple Rural Use	(C-1) General Commercial on 5 acres  (SR-4) Semi-Rural Residential on remaining area <b>(White)</b>	<i>Total Area:</i> 27.6 acres  <i>Current Use:</i> Undeveloped  Existing GP: (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>Very rugged terrain. The majority of the parcel has over 25% slope</li> <li>Not adjacent to any other commercial areas</li> <li>All surrounding properties are proposed to be (RL-40) Rural lands</li> <li>Inconsistent with the General Plan 2020 community development model. Property is located approximately one mile outside of the existing town center</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
10	<b><u>Staff</u></b> (RL-40) Rural Lands  <b><u>Planning Commission</u></b> Concur with staff	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial ( <b>Usher</b> )	<i>Total Area:</i> 8.19 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>The majority of the parcel has slopes over 15%</li> <li>Property lacks direct access to a main street or a major road. Currently, there is one dirt road abutting the property</li> <li>Not adjacent to other commercial or industrial lands and would constitute a spot application of an industrial designation</li> </ul>
11a	<b><u>Staff</u></b> (I-2) Medium Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 17 acres  <i>Current Use:</i> Various  <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>Replaces (15) Limited Impact Industrial under the existing General Plan with (I-2) Medium Impact Industrial</li> <li>Proposed designation is consistent with existing uses</li> </ul>
11b	<b><u>Staff</u></b> (I-2) Medium Impact Industrial  <b><u>Planning Commission</u></b> Concur with staff	(1-2) Medium Impact Industrial  (C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> 7 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (18) Multiple Rural Use (15) Limited Impact Industrial	<ul style="list-style-type: none"> <li>Replaces (15) Limited Impact Industrial and (18) Multiple Rural Use with (I-2) Medium Impact Industrial</li> <li>Industrial uses are appropriate given the parcels adjacency to the new international border crossing station</li> </ul>

## North Mountain/Palomar Mountain

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**Overview**

Established small rural towns and crossroads in the North Mountain subregion contain a limited amount of commercial use. The Rural Commercial designation was applied to General Commercial lands in order to retain the rural scale and flexible use typically found in backcountry areas. In addition, in Forest Conservation Initiative areas, commercial designations previously proposed by GP2020 working copy maps were removed from Palomar Mountain in keeping with the restrictions of the Initiative.

**Key Issues**

- Minimal additional commercial and industrial lands are planned due to extremely limited population capacity, limited infrastructure and significant environmental constraints
- While there is a projected surplus of commercial lands in North Mountain, additional commercial lands on Palomar Mountain would protect this community from losing their non-conforming retail center

**Planning Group Direction**

No official Planning or Sponsor Group. The Palomar Mountain Planning Organization supports the recognition of commercial lands and the creation of additional commercial lands on Palomar Mountain.

**Additional Staff Analysis/  
Recommendations**

Staff conceptually supports the Palomar Mountain Planning Organization's request for a small expansion of the existing commercially zoned lands on Palomar Mountain. However, this request is not reflected on the Baseline map due to conflict with the restrictions of the Forest Conservation Initiative (FCI).

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

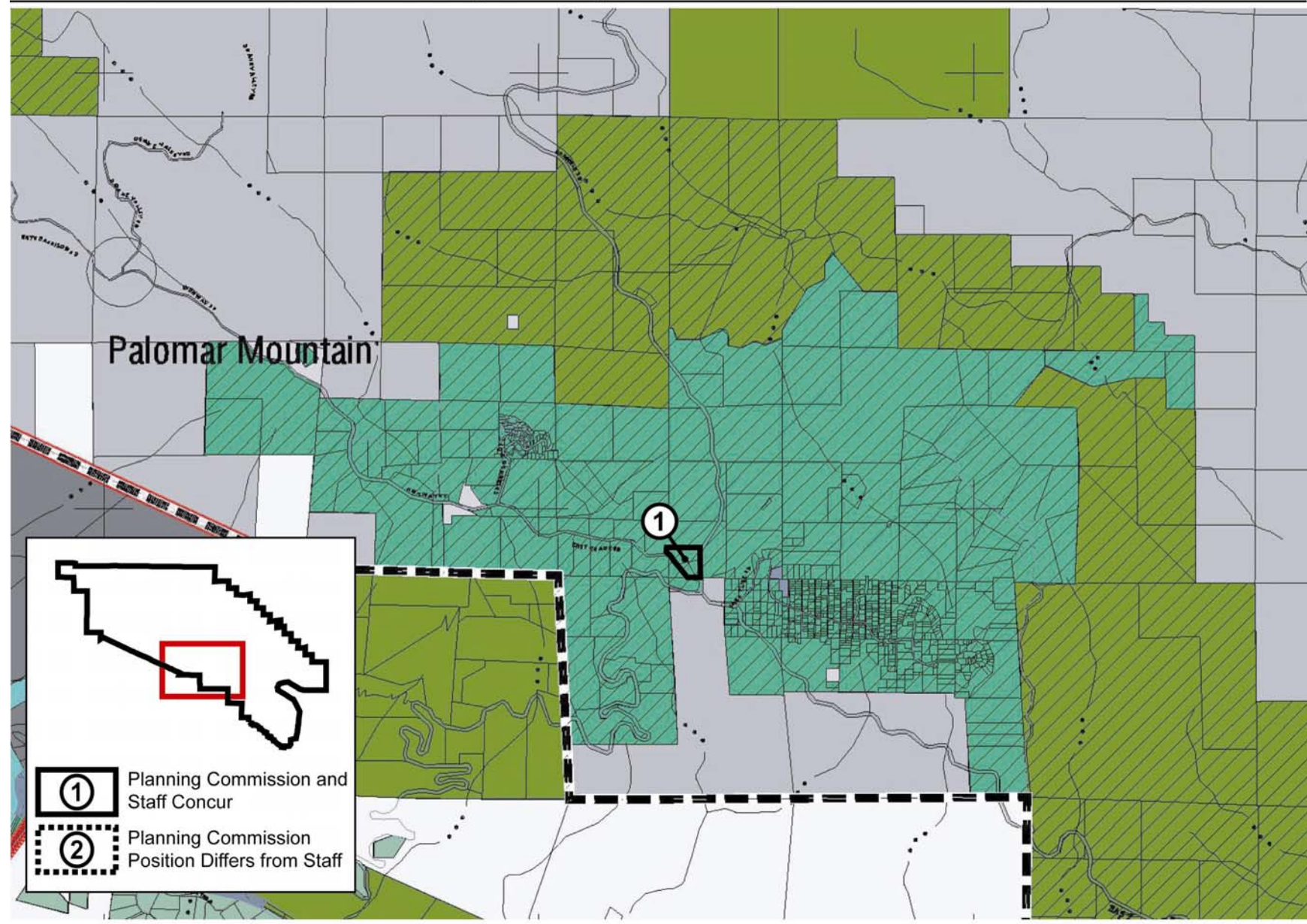
**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus /(Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus /(Deficit)</i></b>
Commercial	17	12	(5)	55	38
Industrial	4	11	7	0	(4)
Office	3	0	(3)	0	(3)

*Note: All numbers are rounded to the nearest whole number.*

*Source: Economics Research Associates, County of San Diego*

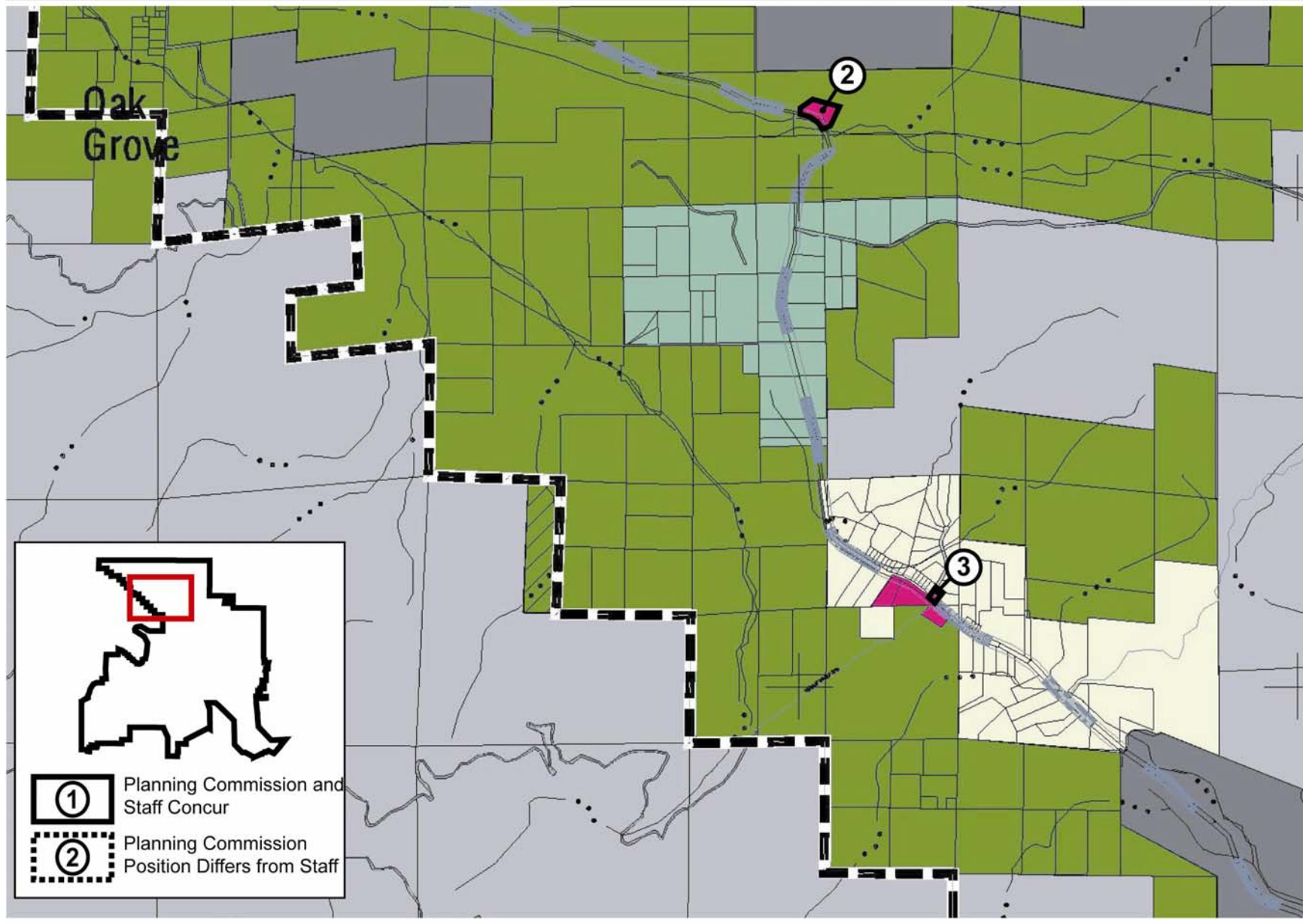
# Palomar Mountain (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<p><b><u>Staff</u></b> (RL-40) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	<p>No official CPG/CSG</p> <p>Palomar Mountain Planning Organization requests Rural Commercial on this and surrounding parcels in the center of the community (approx. 7+ acres total)</p>	<p>General or Neighborhood Commercial <b>(Burton-Palomar Mountain Planning Organization)</b></p>	<p><i>Total Area:</i> 1.43 acres</p> <p><i>Current Use:</i> Community Commercial Center</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>Request recognizes existing Commercial land and would create the opportunity to reinforce the existing civic and service center, but is inconsistent with the language of the Forest Conservation Initiative which requires a 40 acre minimum lot size and a National Forest Plan designation</li> <li>Staff proposes a zone be applied to reflect existing commercial uses</li> </ul>



## North Mountain (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
2	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	No official CPG/CSG	(C-4) Rural Commercial <b>(Swaim)</b>	<i>Total Area:</i> 5.9 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Operation is currently closed but preparing for re-opening</li> <li>• Site is the sole establishment of it's type serving a large area</li> <li>• Not constrained by Forest Conservation Initiative</li> <li>• Rural Commercial designation reflects scale and character of the area</li> </ul>
3	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	No official CPG/CSG	(C-4) Rural Commercial <b>(O'Driscoll)</b>	<i>Total Area:</i> 0.67 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Site is one of the few established businesses in the recognized rural community of Sunshine Summit</li> <li>• Site is important to the long-term viability of the surrounding commercial area</li> <li>• Property is located along Highway 79</li> <li>• Rural Commercial designation reflects scale and character of the area</li> </ul>